Construction Plans for
SOMERSET PARK- PHASE I
BLOCKS 1-12
WATER, SANITARY SEWER, PAVING, STORM DRAINAGE, AND GRADING IMPROVEMENTS
City of Rockwall, Texas

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.

DATE: 1/08/2018

TNP No. ACD14208

City of Rockwall, Texas

Construction Plans for Somerset Park, Phase I

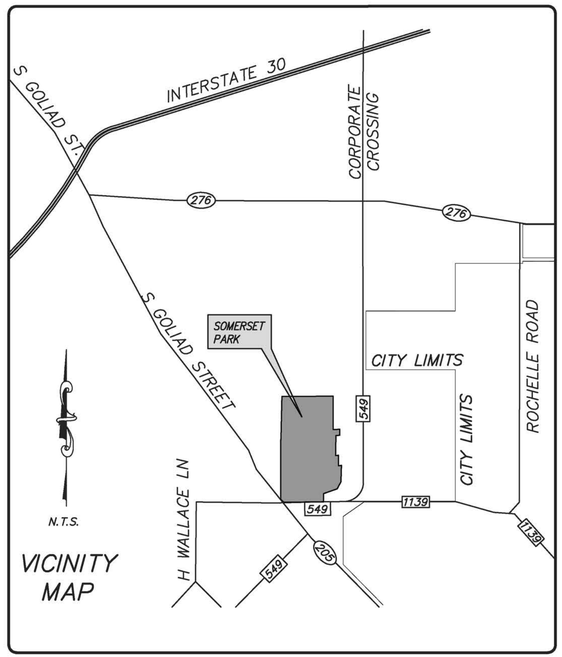
MAYOR
JIM PRUITT

COUNCIL
MIKE TOWNSEND (MAYOR PRO-TEM)
DAVID WHITE
JOHN HOHENSHELT
KEVIN FOWLER
DENNIS LEWIS
SCOTT MILDER

CITY MANAGER
RICK CROWLEY

ASSISTANT CITY MANAGERS
BRAD GRIGGS
MARY SMITH

CITY ENGINEER
TIM TUMULTY, P.E.



VICINITY MAP

Location Map
N.T.S.

Revision Log	
Initial Submittal	March 2015
2nd Submittal	10/07/2016
3rd Submittal	11/17/2016
4th Submittal	1/09/2017
5th Submittal	2/02/2017
Issued For Construction	2/16/2017

February 2017

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BENCHMARK TABLE

BM#1	BEING A RAILROAD SPIKE SET IN THE SOUTHWEST SIDE OF A POWER POLE APPROXIMATELY 22.0' SOUTHEAST OF THE SOUTHEAST EDGE OF ASPHALT AND 90.0 FEET SOUTHEAST OF A FENCE CORNER LOCATED ON THE NORTHWEST SIDE OF FM 549 AT THE INTERSECTION OF THE SOUTHEAST AND NORTHWEST PROPERTY LINE OF THE LAKES OF SOMERSET. ALSO BEING 1297.0' NORTHEAST OF THE INTERSECTION OF FM 549 AND STATE HIGHWAY 205.	ELEV.=547.01'	BM#7	BEING A RAILROAD SPIKE SET IN THE SOUTHEAST SIDE OF A POWERPOLE LOCATED 47.0 FEET NORTH-WEST OF THE CENTERLINE OF FM 549 AND BEING 335.0 FEET NORTHEAST THE CENTERLINE OF STANDING OAK LANE.	ELEV.=565.20'
BM#2	BEING A RAILROAD SPIKE SET IN THE NORTHWEST SIDE OF A POWER POLE APPROXIMATELY 24.0' NORTHWEST OF THE NORTHWEST EDGE OF ASPHALT AND BEING THE FORTH POWER POLE ON THE ON THE NORTHWEST SIDE OF THE INTERSECTION OF FM549 AND STATE HIGHWAY 205. ALSO BEING 627.0 FEET NORTHWEST OF THE SAID INTERSECTION OF FM 549 AND STATE HIGHWAY 205.	ELEV.=564.89'	BM#8	BEING A RAILROAD SPIKE SET IN THE SOUTHWEST SIDE OF A POWER POLE LOCATED 58.0 FEET NORTHWEST OF THE CENTERLINE OF FM 549 AND AND 457.0 FEET SOUTHWEST THE CENTERLINE OF STANDING OAK LANE.	ELEV.=573.05'
BM#3	BEING A RAILROAD SPIKE SET IN THE NORTHWEST SIDE OF A POWER POLE AND LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF FM 549 AND STATE HIGHWAY 205, AND BEING 57.0 FEET SOUTHWEST OF SAID INTERSECTION.	ELEV.=566.42'	BM#9	BEING A RAILROAD SPIKE SET IN THE SOUTHEAST SIDE OF A POWER POLE LOCATED 60.0 FEET NORTHWEST OF THE CENTERLINE OF FM 549 AND BEING 98.0 FEET SOUTHWEST OF THE CENTERLINE OF WILLOWCREST DRIVE.	ELEV.=565.70'
BM#4	BEING A RAILROAD SPIKE SET IN THE SOUTHWEST SIDE OF A POWER POLE ON THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 205 AND BEING 59.0 FEET NOTHEAST OF THE CENTERLINE OF SAID STATE HIGHWAY. ALSO BEING 609 FEET NORTHWEST OF THE INTERSECTION OF SAID STATE HIGHWAY AND FM 549.	ELEV.=552.40'	BM#10	BEING A RAILROAD SPIKE SET IN THE SOUTHEAST SIDE OF A POWER POLE LOCATED 48.5 FEET NORTHWEST OF THE CENTERLINE OF FM 549 AND BEING 241.0 FEET SOUTHWEST OF CULLINS ROAD.	ELEV.=569.76'
BM#5	BEING A RAILROAD SPIKE SET IN THE NORTHWEST SIDE OF A POWER POLE AND BEING 50.0 FEET SOUTHEAST OF THE CENTERLINE OF FM 549 AND 258.5 FEET SOUTHWEST OF THE INTERSECTION OF STATE HIGHWAY 205 AND SAID FM 549.	ELEV.=549.60'	BM#11	BEING A RAILROAD SPIKE SET IN THE WEST SIDE OF A POWER POLE LOCATED 48.0 FEET SOUTHEAST OF THE CENTERLINE OF FM 549 AND BEING 63.0 FEET SOUTEAST OF A MAILBOX NEAR A GRAVEL DRIVEWAY LOCATED AT 6052 FM 549, SAME BEING 1264.0 FEET SOUTHWEST OF THE INTERSECTION OF FM 549 AND CULLINS ROAD.	ELEV.=544.16'
BM#6	BEING A RAILROAD SPIKE SET IN THE SOUTHEAST SIDE OF A POWERPOLE AND BEING APPROXIMATELY 65.0 FEET NORTHWEST OF THE CENTERLINE OF FM 549. ALSO BEING 460 FEET SOUTHWEST OF A CONCRETE DRIVEWAY LOCATED AT 5133 FM 549.	ELEV.=558.77'	BM#12	BEING A RAILROAD SPIKE SET IN THE WEST SIDE OF A POWER POLE LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 549 AND JEFF BOYD ROAD AND BEING 19.0 FEET NORTHEAST FROM THE CENTERLINE OF JEFF BOYD ROAD AND 51.0 FEET SOUTHEAST OF THE CENTERLINE OF FM 549.	ELEV.=556.98'
			BM#13	BEING A RAILROAD SPIKE SET IN THE SOUTH SIDE OF A POWER POLE LOCATED 46.5 FEET NORTHWEST OF THE CENTERLINE OF FM 549 AND BEING 150.0 FEET NORTHEAST THE CENTERLINE OF FM 3097.	ELEV.=550.00'

HORIZONTAL CONTROL POINTS

CP #	DESC.	NORTHING	EASTING
CP-1	5/8"CIR	7010322.43	2606293.32
CP-2	5/8"CIR	7010305.58	2605600.65
CP-3	5/8"CIR	7010340.15	2604950.11
CP-4	5/8"CIR	7009889.60	2605564.15
CP-5	5/8"CIR	7009303.33	2606012.99
CP-6	5/8"CIR	7008829.72	2605453.08
CP-7	5/8"CIR	7008113.53	2604741.37
CP-8	5/8"CIR	7007588.03	2604244.93
CP-9	5/8"CIR	7007048.97	2603568.57
CP-10	5/8"CIR	7006447.29	2602964.07
CP-11	5/8"CIR	7005916.70	2602225.87
CP-12	5/8"CIR	7005306.01	2601641.17
CP-13	5/8"CIR	7004793.31	2601248.55
CP-20	5/8"CIR	7010029.76	2605307.41
CP-21	5/8"CIR	7010390.15	2606905.16
CP-22	5/8"CIR	7010351.09	2607042.60
CP-23	5/8"CIR	7010293.61	2606902.16
CP-24	5/8"CIR	7010284.63	2607536.49
CP-25	5/8"CIR	7010325.91	2607288.97
CP-26	5/8"CIR	7010319.78	2607057.81
CP-27	5/8"CIR	7010233.34	2607021.54
CP-28	5/8"CIR	7010138.02	2607021.98
CP-29	5/8"CIR	7010053.08	2606971.76
CP-30	5/8"CIR	7009915.46	2606995.41
CP-31	5/8"CIR	7006767.79	2603348.43
CP-45	5/8"CIR	7008640.47	2606731.84
CP-50	5/8"CIR	7012378.58	2604990.49
CP-51	5/8"CIR	7012310.40	2604993.36
CP-52	5/8"CIR	7011517.79	2605020.35
CP-53	5/8"CIR	7011521.05	2605076.45
CP-54	5/8"CIR	7013791.88	2606603.25
CP-55	5/8"CIR	7010761.20	2605836.38
CP-56	5/8"CIR	7010750.29	2605730.74
CP-57	5/8"CIR	7010890.43	2605895.11

STATE OF TEXAS
SCOTT C. WILHELM
82792
REGISTERED PROFESSIONAL ENGINEER
Date: 2-13-17 P.E.

CONSTRUCTION SPECIFICATIONS

CONTRACTOR SHALL REFER TO THE CITY OF ROCKWALL'S STANDARDS OF DESIGN AND CONSTRUCTION NCTCOG 3RD EDITION STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

Owner: Somerset Park Development, LLC
3500 Maple Avenue, Suite 1165
Dallas, Texas 75219
972.774.9110 ph 972.774.9111 fx

Prepared by:

teague nall & perkins
1100 Macon Street
Fort Worth, Texas 76102
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

Drawing: O:\PROJECTS\ACD14208\cad\sheets\00 Cover.dwg at Jan 10, 2018-2:23pm by Chris_O
Layout: Layout1 Xrefs:

0 100 200 300

LEGEND

IRF = Iron rod found
C.M. = Controlling monument
(TYP.) = Typical
W/ = With
B.L. = Building Line
H.O.A. = Homeowners Association
D.E. = Drainage Easement
U.E. = Utility Easement
S.S.E. = Sanitary Sewer Easement
MIN. = Minimum
FF = Finished Floor

NOTES:

1. FLOOD STATEMENT:
ACCORDING TO **MAP NO. 48397C0045 L**, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN ZONE "A", AND IS SHOWN BY GRAPHIC SCALE FOR INFORMATIONAL PURPOSES ONLY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
2. BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND November, 2014 AND COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
3. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.
5. H.O.A. TO MAINTAIN ALL DRAINAGE IN THE MEDIANS ON STABLE GLEN DRIVE.
6. H.O.A. AND PROPERTY OWNERS TO MAINTAIN ALL LOT TO LOT DRAINAGE.

SHEET 2
SHEET 1 MATCH LINE

STABLE GLEN DRIVE
SELBORNE DR
SYLVAN PARK DR
LONG COMMON NORTH
LONG COMMON SOUTH
LOUDON ST EAST
LOUDON ST WEST
LOUDON ST
S.H. NO. 205 (100' R.O.W.)
LOFLAND CIRCLE
F.M. ROAD 549 (VARIABLE WIDTH R.O.W.)

H.O.A. LOT 35 — 8,234 SF
H.O.A. LOT 1 — PRIVATE PARK AND D.E. TO BE MAINTAINED BY THE H.O.A. — 97,413 SF
H.O.A. LOT 1 — D.E. TO BE MAINTAINED BY THE H.O.A. — 39,223 SF
H.O.A. LOT 25 — 59,699 SF

N.L. LOFLAND & ANNIE LOFLAND VOL. 28, PG. 487 D.R.R.C.T.

1/2" IRF
5/8" IRF
3" DIAMETER T.X.D.O.T. MONUMENT DISK
POINT OF BEGINNING 1/2" IRF

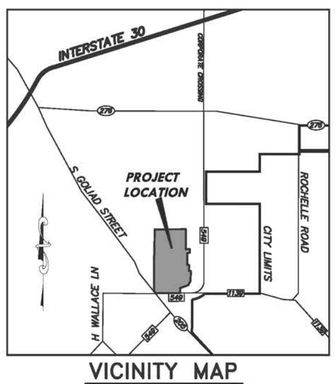
X-SECTION 33820 ELEVATION-541.98
X-SECTION 34338 ELEVATION-541.94
X-SECTION 34148 ELEVATION-541.90
X-SECTION 34061 ELEVATION-541.84
X-SECTION 33989 ELEVATION-541.16
X-SECTION 33845 ELEVATION-537.40
X-SECTION 33356 ELEVATION-524.48

PROPOSED FLOODPLAIN PER FLOOD STUDY
ZONE A
BY GRAPHIC SCALE
MAP NO. 48397C0045 L
EFFECTIVE DATE: SEPTEMBER 26, 2008

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC. INST. NO. 20130000500385 O.P.R.R.C.T.

EDWARDS SUBDIVISION CABINET I, PAGE 41 P.R.R.C.T. LOT 2, BLOCK A

REMAINDER SOMERSET PARK DEVELOPMENT, LLC INST. NO. 20160000010169 O.P.R.R.C.T.



VICINITY MAP
N.T.S.

CROSS SECTION NUMBER	WATER SURFACE ELEVATION
33356	524.48
33845	537.40
33989	541.16
34061	541.84
34148	541.90
34338	541.94
34820	541.96
35031	541.96
35237	541.96
35586	541.96
35598	541.96
35775	541.97
35973	541.98
36275	541.99
36687	542.06
37190	542.36
37549	543.09
37791	544.75
38048	546.84

LAND USE SUMMARY		
144	RESIDENTIAL LOTS	35.633 ACRES
1	PRIVATE H.O.A. PARK	2.236 ACRES
7	H.O.A. LOTS (OPEN SPACE)	3.762 ACRES
	RIGHT-OF-WAY	14.748 ACRES
	RIGHT-OF-WAY DEDICATION	0.048 ACRES
	TOTAL: 152 LOTS	56.427 ACRES

FINAL PLAT
SOMERSET PARK

BLOCK1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT1, BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS15-35, BLOCK7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS 1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND BLOCK 12, LOT1

BEING 56.427 ACRES SITUATED IN THE A. JOHNSON SURVEY, ABSTRACT NUMBER 123 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

OWNER:
SOMERSET PARK DEVELOPMENT, LLC & ARCADIA LAKES OF SOMERSET HOLDINGS LLC.
3500 MAPLE AVENUE, SUITE 1165
DALLAS, TEXAS 75219
(214) 724-9281
CONTACT: CHRISTOPHER ORR

ENGINEER:
TEAGUE NALL AND PERKINS, INC.
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
(817) 336-5773
CONTACT: SCOTT WILHELM , P.E.
TBPE Registration No. F-230

January 5, 2017
1"=100'

0 100 200 300

LEGEND

IRF = Iron rod found
C.M. = Controlling monument
(TYP.) = Typical
W/ = With
B.L. = Building Line
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N.L. LOFLAND & ANNIE LOFLAND VOL. 28, PG. 487 D.R.R.C.T.

1/2" IRF

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC. INST. NO. 20130000500385 O.P.R.R.C.T.

SHEET 3 SHEET 2 MATCH LINE

SHEET 2 SHEET 1 MATCH LINE

X-SECTION 35973 ELEVATION-541.98

X-SECTION 35775 ELEVATION-541.97

X-SECTION 35598 ELEVATION-541.96

X-SECTION 35586 ELEVATION-541.96

X-SECTION 35237 ELEVATION-541.96

X-SECTION 35031 ELEVATION-541.96

X-SECTION 34820 ELEVATION-541.96

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ZONE A
BY GRAPHIC SCALE
MAP NO. 48397C0045 L
EFFECTIVE DATE:
SEPTEMBER 26, 2008

PROPOSED FLOODPLAIN PER FLOOD STUDY

TEMPORARY STREET AND UTILITY EASEMENT INST. NO.

H.O.A. LOT 11 12,419 SF

H.O.A. LOT 14 28,795 SF

H.O.A. LOT 35 8,234 SF

H.O.A. LOT 1
PRIVATE PARK AND D.E.
TO BE MAINTAINED BY THE H.O.A.
97,413 SF

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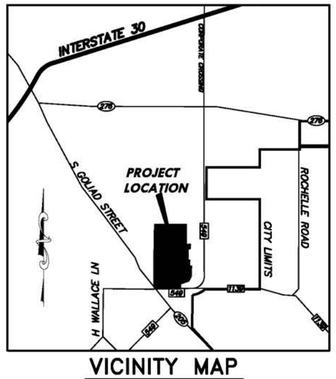

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37190	542.36
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N.L. LOFLAND
VOL. 30, PG. 548
D.R.R.C.T.

N.L. LOFLAND &
ANNIE LOFLAND
VOL. 28, PG. 487
D.R.R.C.T.

REMAINDER
ARCADIA LAKES OF SOMERSET HOLDINGS, LLC.
INST. NO. 20130000500385
O.P.R.R.C.T.

ARCADIA LAKES OF SOMERSET
HOLDINGS, LLC.
INST. NO. 20130000500385
O.P.R.R.C.T.

TEMPORARY STREET AND UTILITY EASEMENT INST. NO._____

STABLE GLEN DRIVE

OLMSTED DR

ST JOHN ST

BLYTHE ST

GAGE ST

H.O.A. LOT 1 & U.E. 4,638 SF

H.O.A. LOT 18 10,945 SF

1/2" IRF
L1
60D NAIL

SHEET 3
SHEET 2
MATCH LINE

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BY GRAPHIC SCALE
MAP NO. 48397C0045 L
EFFECTIVE DATE:
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INTERSTATE 30
S. GOLIAD STREET
PROJECT LOCATION
ROCHELLE ROAD
CITY LIMITS
H WALLACE LN

VICINITY MAP
N.T.S.

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	RIGHT-OF-WAY DEDICATION	0.048 ACRES
	TOTAL: 152 LOTS	56.427 ACRES

FINAL PLAT
SOMERSET PARK

BLOCK1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT1, BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS15-35, BLOCK7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS 1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND BLOCK 12, LOT1

BEING 56.427 ACRES SITUATED IN THE A. JOHNSON SURVEY, ABSTRACT NUMBER 123 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

OWNER:
SOMERSET PARK DEVELOPMENT, LLC & ARCADIA LAKES OF SOMERSET HOLDINGS LLC.
3500 MAPLE AVENUE, SUITE 1165
DALLAS, TEXAS 75219
(214) 724-9281
CONTACT: CHRISTOPHER ORR

ENGINEER:
TEAGUE NALL AND PERKINS, INC.
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
(817) 336-5773
CONTACT: SCOTT WILHELM , P.E.
TBPE Registration No. F-230

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	546.00	8°45'14"	83.42	N 60°05'27" E	83.34
C2	546.00'	9°12'00"	87.67'	N 69°04'04" E	87.58'
C3	546.00'	9°12'00"	87.67'	N 78°16'05" E	87.58'
C4	546.00'	4°43'21"	45.00'	N 85°13'46" E	44.99'
C5	300.00'	10°44'00"	56.20'	S 85°52'33" E	56.12'
C6	300.00'	16°12'41"	84.88'	S 72°24'12" E	84.60'
C7	300.00'	16°19'12"	85.45'	S 56°08'16" E	85.16'
C8	300.00'	4°48'11"	25.15'	S 45°34'34" E	25.14'
C9	360.00	10°19'27"	64.87	N 06°24'16" W	64.78
C10	360.00	18°24'18"	115.64	N 20°46'09" W	115.15
C11	360.00	17°14'59"	108.38	N 38°35'47" W	107.97
C12	826.00'	4°11'12"	60.36'	S 60°55'20" E	60.34'
C13	241.00'	123°43'53"	520.44'	S 29°22'36" E	425.05'
C14	259.00'	93°09'47"	421.13'	S 20°54'54" E	376.25'
C15	800.10'	4°08'14"	57.77'	S 74°38'33" E	57.76'
C16	800.10'	5°35'20"	78.05'	S 75°22'06" E	78.02'
C17	800.10'	3°13'45"	45.10'	S 78°19'33" E	45.09'
C18	800.10'	6°32'06"	91.26'	S 81°25'49" E	91.21'
C19	800.10'	5°15'29"	73.43'	S 82°34'10" E	73.40'
C20	800.10'	5°12'26"	72.71'	S 87°48'07" E	72.69'
C21	800.10'	6°32'40"	91.39'	S 87°58'12" E	91.34'
C22	800.10'	0°50'12"	11.69'	N 89°10'34" E	11.69'
C23	966.34'	3°36'42"	60.91'	N 86°57'06" E	60.90'
C24	966.34'	5°25'12"	91.41'	N 86°02'51" E	91.38'
C25	966.34'	4°19'30"	72.95'	N 82°59'00" E	72.93'
C26	966.34'	5°55'22"	99.89'	N 80°22'34" E	99.85'
C27	966.34'	4°02'50"	68.26'	N 78°47'50" E	68.24'
C28	966.34'	3°12'29"	54.10'	N 75°10'11" E	54.10'
C29	966.34'	3°50'57"	64.92'	N 75°29'25" E	64.90'
C30	361.00'	5°40'15"	35.73'	S 47°02'16" E	35.72'
C31	376.00'	0°50'50"	5.56'	S 43°46'44" E	5.56'
C32	376.00'	8°19'27"	54.63'	S 39°11'35" E	54.58'
C33	640.00'	7°41'55"	85.99'	N 34°19'47" E	85.93'
C34	709.00'	36°48'34"	455.49'	S 79°37'31" E	447.70'
C35	535.00'	3°52'43"	36.22'	N 80°01'51" E	36.21'
C36	376.00	7°52'51"	51.72	S 22°41'14" E	51.68
C37	341.00'	5°50'06"	34.73'	N 68°59'39" E	34.71'
C38	791.00'	57°58'07"	800.29'	S 79°06'15" E	766.59'
C39	547.21'	2°45'36"	26.36'	S 60°38'19" E	26.36'
C40	547.21'	7°11'53"	68.74'	S 65°37'04" E	68.70'
C41	547.21'	11°31'21"	110.05'	S 65°01'11" E	109.86'
C42	547.21'	7°13'01"	68.93'	S 72°49'30" E	68.88'
C43	547.21'	11°41'31"	111.66'	S 76°37'37" E	111.47'
C44	547.21'	7°14'09"	69.10'	S 80°03'05" E	69.06'
C45	547.21'	7°15'13"	69.28'	S 87°17'46" E	69.23'
C46	547.21'	11°39'13"	111.30'	S 88°17'59" E	111.11'
C47	547.21'	7°18'47"	69.84'	N 85°25'14" E	69.80'
C48	547.21'	7°30'19"	71.68'	N 78°00'40" E	71.63'
C49	547.21'	11°36'54"	110.93'	N 80°03'58" E	110.74'
C50	796.00'	0°41'56"	9.71'	N 23°15'38" E	9.71'
C51	796.00'	4°45'40"	66.15'	N 20°31'50" E	66.13'
C52	796.00'	5°27'36"	75.85'	N 20°52'48" E	75.83'
C53	796.00'	4°42'21"	65.38'	N 15°47'49" E	65.36'
C54	796.00'	5°45'54"	80.09'	N 15°16'03" E	80.06'
C55	796.00'	4°42'21"	65.38'	N 11°05'29" E	65.36'
C56	796.00'	5°45'54"	80.09'	N 09°30'09" E	80.06'
C57	796.00'	4°42'21"	65.38'	N 06°23'08" E	65.36'
C58	796.00'	5°45'54"	80.09'	N 03°44'15" E	80.06'
C59	796.00'	4°42'50"	65.49'	N 01°40'33" E	65.47'
C60	796.00'	4°56'08"	68.57'	N 03°08'56" W	68.55'
C61	796.00'	6°28'19"	89.91'	N 02°22'51" W	89.86'
C62	1000.00'	7°45'31"	135.41'	N 21°29'22" E	135.31'
C63	476.00'	10°54'33"	90.63'	S 65°12'50" E	90.49'
C64	589.00'	11°45'11"	120.82'	N 24°15'08" W	120.61'
C65	407.88'	11°30'43"	81.95'	N 61°20'23" W	81.82'
C66	407.88'	8°47'19"	62.56'	N 51°11'22" W	62.50'
C67	407.88'	21°18'26"	151.68'	N 56°26'32" W	150.81'
C68	407.88'	8°48'36"	62.72'	N 42°23'25" W	62.66'
C69	407.88'	15°06'36"	107.57'	N 38°14'01" W	107.26'
C70	407.88'	8°49'13"	62.79'	N 33°34'30" W	62.73'
C71	407.88'	8°49'10"	62.79'	N 24°45'18" W	62.72'
C72	407.88'	12°18'10"	87.58'	N 24°31'37" W	87.41'
C73	407.88'	1°58'10"	14.02'	N 19°21'38" W	14.02'
C74	796.00'	1°46'56"	24.76'	N 17°29'04" W	24.76'
C75	796.00'	4°13'36"	58.72'	N 16°15'44" W	58.71'
C76	796.00'	4°47'19"	66.53'	N 11°45'17" W	66.51'
C77	796.00'	7°13'59"	100.49'	N 12°58'37" W	100.42'
C78	830.00'	6°10'26"	89.44'	S 13°36'40" W	89.39'
C79	830.00'	8°39'56"	125.53'	S 14°51'25" W	125.41'
C80	830.00'	5°27'06"	78.97'	S 19°25'26" W	78.94'
C81	830.00'	5°41'57"	82.56'	S 24°59'58" W	82.53'
C82	830.00'	8°39'33"	125.44'	S 23°31'10" W	125.32'
C83	830.00'	5°08'42"	74.53'	S 04°10'44" W	74.51'
C84	830.00'	2°25'17"	35.08'	S 00°23'45" W	35.07'
C85	830.00'	1°34'28"	22.81'	S 01°36'07" E	22.81'
C86	830.00'	2°03'58"	29.93'	S 01°50'52" E	29.93'
C87	830.00'	4°50'25"	70.12'	S 05°18'04" E	70.10'
C88	830.00'	5°39'45"	82.03'	S 05°42'44" E	81.99'
C89	830.00'	2°48'08"	40.59'	S 09°56'40" E	40.59'
C90	830.00'	3°37'28"	52.50'	S 09°32'00" E	52.50'
C91	1170.00'	0°58'18"	19.84'	N 10°51'35" W	19.84'
C92	1170.00'	3°28'35"	70.99'	N 09°36'26" W	70.98'
C93	1170.00'	4°19'21"	88.27'	N 08°12'45" W	88.25'
C94	1170.00'	4°19'21"	88.27'	N 03°53'24" W	88.25'
C95	1170.00'	3°31'18"	71.91'	N 00°01'56" E	71.90'
C96	1170.00'	9°39'43"	197.30'	N 03°02'17" W	197.07'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°35'26" E	26.42'
L2	N 88°45'27" E	8.86'
L3	N 88°45'27" E	70.00'
L4	N 88°45'27" E	70.00'
L5	N 88°45'27" E	70.00'
L6	N 88°45'27" E	70.00'
L7	N 88°45'27" E	67.76'
L8	N 88°45'27" E	67.76'
L9	N 88°45'27" E	27.07'
L10	N 43°10'28" W	60.17'
L11	N 43°10'28" W	88.68'
L12	N 88°45'27" E	72.20'
L13	N 85°51'55" E	13.86
L14	N 86°16'05" E	14.48'
L15	N 11°26'08" W	14.41'
L16	N 01°14'33" W	5.08
L17	N 43°45'27" E	28.28
L18	S 77°00'13" W	14.26'
L19	S 88°45'27" W	14.95'
L20	N 10°03'15" E	4.00'
L21	S 25°39'59" W	19.24'
L22	N 18°50'53" W	14.26'
L23	S 32°29'21" W	50.14'
L24	S 15°43'44" W	80.44'
L25	S 09°39'33" E	57.90'
L26	N 04°51'21" W	14.14'
L27	N 49°52'23" W	5.86'
L28	N 44°12'09" W	46.49'
L29	N 44°12'09" W	95.94'
L30	S 74°47'57" E	15.20'
L31	N 69°35'28" E	14.41'
L32	S 25°39'59" W	19.60'
L33	S 88°45'27" W	7.30'
L34	N 74°24'22" E	14.30'
L35	S 61°13'14" E	205.90'
L36	N 81°58'12" E	66.55'
L37	N 60°32'37" W	14.89'
L38	S 18°38'36" E	16.66
L39	N 18°55'24" E	13.81'
L40	S 50°07'12" E	41.41'
L41	N 05°44'48" W	14.30'
L42	S 05°51'02" E	16.27'
L43	N 47°26'22" E	14.75'
L44	S 71°30'06" E	15.16'
L45	N 29°40'27" E	13.30'
L46	N 17°36'31" W	14.48'
L47	S 61°27'16" E	14.67'
L48	S 59°15'31" E	84.21'
L49	N 24°10'05" E	14.67'
L50	N 11°53'48" E	14.63'
L51	N 38°44'12" E	14.49'
L52	S 51°38'28" E	13.88'
L53	N 47°17'18" E	13.89'
L54	N 23°36'35" E	52.56'
L55	N 23°36'35" E	84.08'
L56	N 23°36'35" E	76.85'
L57	N 23°36'35" E	98.15'
L58	N 23°36'35" E	11.65'
L59	N 23°36'35" E	64.48'
L60	S 47°37'20" E	13.09'
L61	N 59°58'03" E	14.54'
L62	N 36°25'11" E	13.92'
L63	N 53°53'29" W	14.43'
L64	N 34°40'16" W	13.91'
L65	N 79°16'32" E	12.64'
L66	S 27°19'25" E	14.40'
L67	S 16°37'23" W	90.81'
L68	N 18°22'32" W	29.34'
L69	N 89°07'25" E	4.00'
L70	N 53°28'43" E	13.91'
L71	N 43°31'05" W	13.48'
L72	N 18°22'32" W	14.76'
L73	N 18°22'32" W	60.66'
L74	N 18°22'32" W	80.00'
L75	N 18°22'32" W	80.00'
L76	N 18°22'32" W	12.45'
L77	N 18°22'32" W	58.35'
L78	N 00°48'53" W	53.41'
L79	N 00°48'53" W	43.64'
L80	N 00°48'53" W	46.59'
L81	N 00°48'53" W	56.36'
L82	S 11°20'44" E	25.62'
L83	S 11°20'44" E	70.09'
L84	S 11°20'44" E	80.00'
L85	S 11°20'44" E	62.02'
L86	S 11°20'44" E	71.94'

STREET ℄ LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°14'33" W	25.08
L2	N 40°07'37" E	47.88'
L3	S 25°39'59" W	55.19'
L4	S 32°29'21" W	86.09'
L5	S 50°07'12" E	91.35'
L6	S 46°30'18" W	45.78'
L7	N 04°28'48" E	50.04'
L8	N 81°58'12" E	66.55'
L9	S 18°38'36" E	33.73'
L10	S 28°37'54" E	14.51'
L11	N 85°31'12" W	23.00'
L12	N 80°35'46" W	97.37'
L13	N 49°52'23" W	201.37
L14	S 16°37'23" W	166.84'

STREET ℄ CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	400.00	48°37'50"	339.51	N 25°33'28" W	329.41
C2	400.00'	48°37'51"	339.51'	N 64°26'32" E	329.41'
C3	250.00'	123°43'53"	539.88'	S 29°22'36" E	440.92'
C4	250.00'	116°54'32"	510.11'	S 32°47'17" E	426.11'
C5	350.00'	31°13'48"	190.77'	S 34°15'29" E	188.42'
C6	350.00'	11°33'52"	70.64'	N 66°07'46" E	70.52'
C7	800.00'	57°58'07"	809.39'	S 79°06'15" E	775.31'
C8	600.00'	42°01'29"	440.08'	N 25°29'33" E	430.28'
C9	1000.00'	15°49'32"	276.21'	N 03°25'58" W	275.33'
C10	1000.00'	10°31'51"	183.80'	S 06°04'49" E	183.54'
C11	1000.00'	31°40'14"	552.76'	S 15°01'14" W	545.75'
C12	1000.00	4°07'01"	71.86	S 32°54'51" W	71.84
C13	700.00'	36°48'34"	449.71'	S 79°37'31" E	442.02'
C14	526.00'	7°41'34"	70.62'	N 78°07'25" E	70.57'
C15	526.00	3°55'22"	36.01	N 72°18'57" E	36.00
C16	1450.00'	0°54'00"	22.77'	N 18°39'08" E	22.77'
C17	380.00'	132°15'59"	877.22'	N 85°14'07" E	695.01'
C18	250.00'	73°33'15"	320.94'	N 57°42'11" E	299.35'
C19	650.00'	39°18'05"	445.86'	N 01°16'30" E	437.17'
C20	250.00'	62°13'14"	271.49'	N 49°29'09" W	258.34'
C21	700.00'	21°05'26"	257.67'	S 09°18'36" W	256.22'
C22	942.00'	38°13'52"	628.56'	N 00°44'24" E	616.96'
C23	580.00'	44°52'27"	454.26'	N 40°48'46" W	442.74'
C24	600.00'	37°37'07"	393.94'	S 44°26'26" E	386.90'
C25	450.00'	50°39'01"	397.81'	S 68°39'41" E	384.98'

BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5005.59	1°25'19"	124.23	N 43°10'28" W	124.23
C2	574.00	13°40'50"	137.05	S 32°28'18" E	136.73
C3	1040.00	1°26'00"	26.02	N 34°15'20" E	26.02
C4	960.00	2°27'29"	41.19	S 33°44'40" W	41.18
C5	574.00	13°44'06"	137.60	S 56°22'56" E	137.27
C6	606.00	19°54'48"	210.62	S 53°17'35" E	209.56
C7	424.00	50°39'01"	374.82	S 68°39'41" E	362.73
C8	1000.00	23°47'40"	415.29	S 05°42'46" W	412.31
C9	1476.00	0°54'00"	23.18	S 18°39'08" W	23.18
C10	406.00	0°41'12"	4.86	S 19°26'43" W	4.86
C11	526.00	48°44'05"	447.41	S 44°09'22" W	434.04
C12	321.00	40°44'09"	228.22	S 39°07'20" E	223.45
C13	364.00	9°37'01"	61.10	S 54°40'54" E	61.03
C14	443.00	48°37'50"	376.00	S 25°33'28" E	364.82

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 85°28'38" W	10.57
L2	N 86°43'34" E	11.91
L3	S 55°02'34" E	80.00
L4	S 08°23'58" E	15.18
L5	S 03°59'12" E	52.00
L6	S 00°57'49" E	142.77
L7	S 06°11'04" E	184.22
L8	S 71°47'52" E	173.23
L9	S 70°12'41" E	120.00
L10	S 18°38'36" E	118.21
L11	S 63°53'02" E	14.08
L12	S 18°38'36" E	52.01
L13	S 26°04'50" W	9.95
L14	S 59°29'25" E	26.18
L15	S 49°52'23" E	61.12
L16	S 01°14'33" E	8.08
L17	S 46°14'32" E	24.04

FINAL PLAT
SOMERSET PARK

BLOCK1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT1, BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS15-35, BLOCK7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS 1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND BLOCK 12, LOT1

BEING 56.427 ACRES SITUATED IN THE A. JOHNSON SURVEY, ABSTRACT NUMBER 123 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

OWNER:
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& ARCADIA LAKES OF SOMERSET HOLDINGS LLC.
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(817) 336-5773
CONTACT: SCOTT WILHELM , P.E.
TBPE Registration No. F-230

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as SOMERSET PARK to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I 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 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 their 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 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 for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

SOMERSET PARK DEVELOPMENT, LLC,

_____
Representative:

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC.

_____
Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of

_____, 2017.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, Somerset Park Development, LLC, and Arcadia Lakes of Somerset Holdings, LLC. are the owner's of a tract of land in the Abner Johnson Survey, Abstract No. 123, situated in the City of Rockwall, in Rockwall County, Texas, being a portion of a tract of land to Somerset Park Development, LLC, as recorded in Instrument Number 20160000010169 of the Official Public Records of Rockwall County, Texas and a portion of a remainder of a tract of land to Arcadia Lakes of Somerset Holdings, LLC. recorded in Instrument Number 20130000500385 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Somerset Park tract, lying on the north Right of Way of Farm to Market (F.M.) 549, a variable width right-of-way;

THENCE South 88 degrees 45 minutes 27 seconds West along the south line of said Somerset Park tract and the north line of said F.M. 549, a distance of 1321.87 feet to a 3 inch T.X.D.O.T. right-of-way disk found for the southwest corner of said Somerset Park tract, said point also lying on the east line of State Highway (S.H.) 205 a called 100 feet wide right-of-way and at the beginning of a curve to the right;

THENCE with said curve to the right and along the east line of said S.H. 205, having a radius of 5005.59 feet, a central angle of 01 degrees 25 minutes 19 seconds, an arc length of 124.23 feet, a chord bearing of North 43 degrees 10 minutes 28 seconds West, a distance of, 124.23 feet to a 5/8 inch iron rod found for the most northerly southwest corner of said Somerset Park tract, same being the south corner of a tract of land to N.L. Lofland & Annie Lofland as recorded in Volume 28, Page 487 of the Deed Records of Rockwall County, Texas;

THENCE North 00 degrees 40 minutes 31 seconds West along the common line of said N.L. Lofland & Annie Lofland tract and said Somerset Park tract, a distance of 1062.07 feet to a 1/2 inch iron rod found at an angle point in same;

THENCE North 00 degrees 59 minutes 21 seconds West continuing along said N.L. Lofland & Annie Lofland tract and said Somerset Park tract common line, a distance of 869.90 feet to a 60-D nail found at the northerly base of a fence corner post for the northeast corner of said N.L. Lofland & Annie Lofland tract and at an inner ell corner of said Somerset Park tract;

THENCE North 85 degrees 28 minutes 38 seconds West continuing along said N.L. Lofland & Annie Lofland tract and said Somerset Park tract common line, a distance of 10.57 feet to a 1/2 inch iron rod found for the southeast corner of a tract of land to N.L. Lofland recorded in Volume 30, Page 548, of the Deed Records of Rockwall County, Texas, same point lying on the north line of said N.L. Lofland & Annie Lofland tract and on the west line of said Somerset Park tract;

THENCE North 00 degrees 08 minutes 29 seconds East along the common line of said N.L. Lofland tract and said Somerset Park tract, a distance of 428.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the northwest corner of said Somerset Park tract;

THENCE departing the east line of said N.L. Lofland tract, along the north/east lines of said Somerset Park tract and partially through the interior of said Arcadia tract the following courses and distances;

THENCE North 64 degrees 22 minutes 07 seconds East, a distance of 255.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 574.00 feet, a central angle of 13 degrees 40 minutes 50 seconds, an arc length of 137.05 feet,a chord bearing of South 32 degrees 28 minutes 18 seconds East, a distance of 136.73 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 86 degrees 43 minutes 34 seconds East, a distance of 11.91 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1040.00 feet, a central angle of 01 degrees 26 minutes 00 seconds, an arc length of 26.02 feet, a chord bearing of North 34 degrees 15 minutes 20 seconds East a distance of 26.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 55 degrees 02 minutes 34 seconds East a distance of 80.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 960.00 feet, a central angle of 02 degrees 27 minutes 29 seconds, an arc length of 41.19 feet, a chord bearing of South 33 degrees 44 minutes 40 seconds West a distance of 41.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 08 degrees 23 minutes 58 seconds East a distance of 15.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 574.00 feet, a central angle of 13 degrees 44 minutes 06 seconds, an arc length of 137.60 feet, a chord bearing of South 56 degrees 22 minutes 56 seconds East a distance of 137.27 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right having a radius of 606.00 feet, a central angle of 19 degrees 54 minutes 48 seconds, an arc length of 210.62 feet, a chord bearing of South 53 degrees 17 minutes 35 seconds East, a distance of, 209.56 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 424.00 feet, a central angle of 50 degrees 39 minutes 01 seconds, an arc length of 374.82 feet, a chord bearing of South 68 degrees 39 minutes 41 seconds East, a distance of, 362.73 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 03 degrees 59 minutes 12 seconds East, a distance of 52.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 00 degrees 57 minutes 49 seconds East, a distance of 142.77 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 06 degrees 11 minutes 04 seconds East, a distance of 184.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1000.00 feet, a central angle of 23 degrees 47 minutes 40 seconds, an arc length of 415.29 feet, a chord bearing of South 05 degrees 42 minutes 46 seconds West, a distance of 412.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 71 degrees 47 minutes 52 seconds East, a distance of 173.23 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1476.00 feet, a central angle of 00 degrees 54 minutes 00 seconds, an arc length of 23.18 feet, a chord bearing of South 18 degrees 39 minutes 08 seconds West, a distance of, 23.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a compound curve continuing to the right;

THENCE with said compound curve continuing to the right having a radius of 406.00 feet, a central angle of 00 degrees 41 minutes 12 seconds, an arc length of 4.86 feet, a chord bearing of South 19 degrees 26 minutes 43 seconds West, a distance of, 4.86 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 70 degrees 12 minutes 41 seconds East, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 526.00 feet, a central angle of 48 degrees 44 minutes 05 seconds, an arc length of 447.41 feet, a chord bearing of South 44 degrees 09 minutes 22 seconds West, a distance of, 434.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 18 degrees 38 minutes 36 seconds East a distance of 118.21 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 63 degrees 53 minutes 02 seconds East a distance of 14.08 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 18 degrees 38 minutes 36 seconds East a distance of 52.01 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 26 degrees 04 minutes 50 seconds West a distance of 9.95 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 321.00 feet, a central angle of 40 degrees 44 minutes 09 seconds, an arc length of 228.22 feet, a chord bearing of South 39 degrees 07 minutes 20 seconds East a distance of 223.45 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 59 degrees 29 minutes 25 seconds East a distance of 26.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 364.00 feet, a central angle of 09 degrees 37 minutes 01 seconds, an arc length of 61.10 feet, a chord bearing of South 54 degrees 40 minutes 54 seconds East a distance of 61.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 49 degrees 52 minutes 23 seconds East a distance of 61.12 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 443.00 feet, a central angle of 48 degrees 37 minutes 50 seconds, an arc length of 376.00 feet, a chord bearing of South 25 degrees 33 minutes 28 seconds East a distance of 364.82 feet;

THENCE South 01 degrees 14 minutes 33 seconds East a distance of 8.08 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 46 degrees 14 minutes 32 seconds East a distance of 24.04 feet to the **POINT OF BEGINNING** containing 2,457,949 square Feet, or 56.427 acres of land.

APPROVED

I hereby certify that the above and foregoing plat of SOMERSET PARK to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____, 2017.

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

Witness our hands this the _____ day of _____, 2017.

Mayor, City of Rockwall | *City Secretary* | *City Engineer*

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY

OF _____, 2017

BRIAN J. MADDOX, R.P.L.S. NO. 5430

FINAL PLAT
SOMERSET PARK

BLOCK1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT1, BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS15-35, BLOCK7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS 1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND BLOCK 12, LOT1

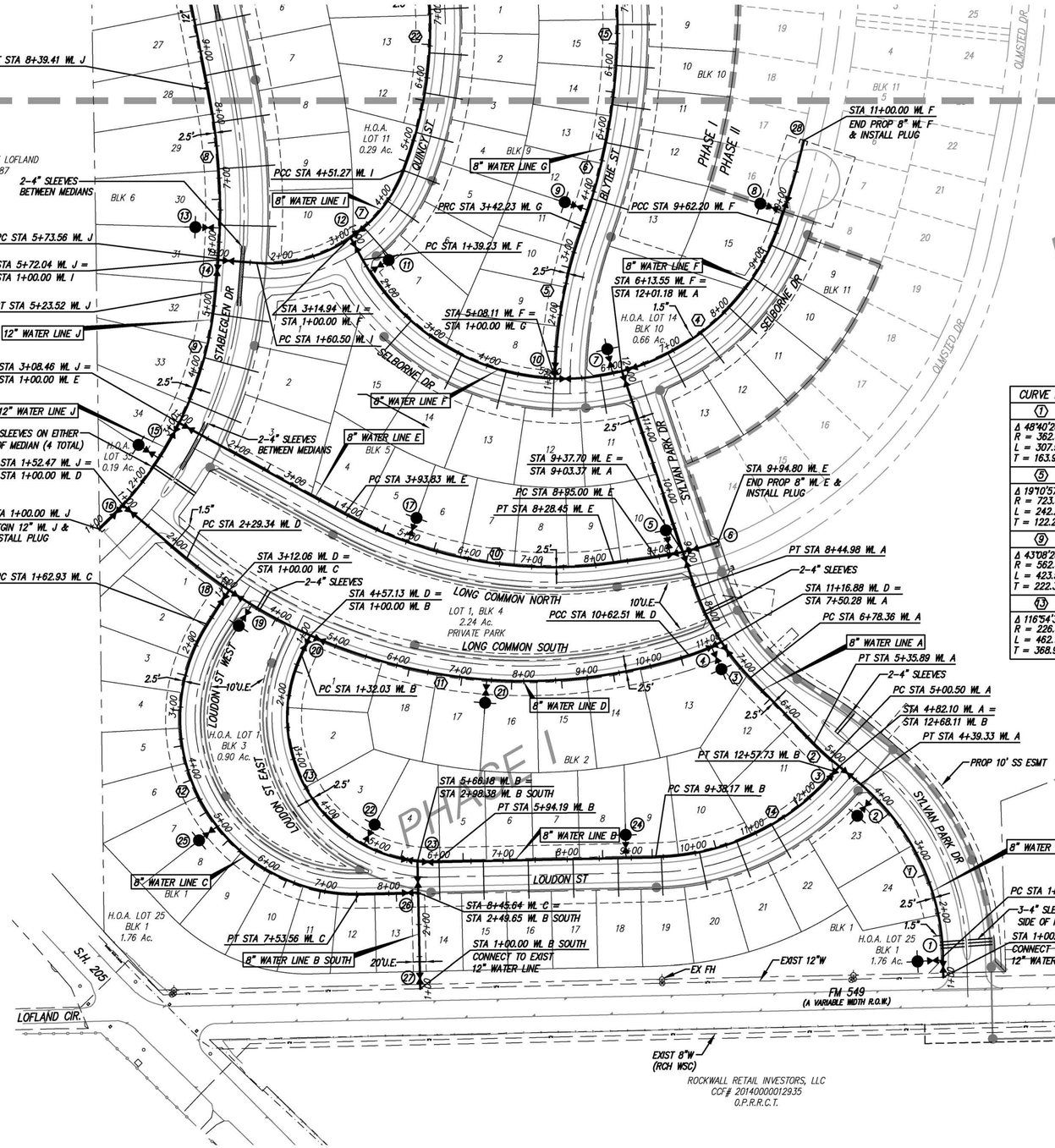
BEING 56.427 ACRES SITUATED IN THE A. JOHNSON SURVEY, ABSTRACT NUMBER 123 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

OWNER:
SOMERSET PARK DEVELOPMENT, LLC
& ARCADIA LAKES OF SOMERSET HOLDINGS LLC.
3500 MAPLE AVENUE, SUITE 1165
DALLAS, TEXAS 75219
(214) 724-9281
CONTACT: CHRISTOPHER ORR

ENGINEER:
TEAGUE NALL AND PERKINS, INC.
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
(817) 336-5773
CONTACT: SCOTT WILHELM , P.E.
TBPE Registration No. F-230

ACD14208



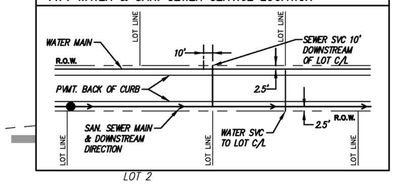
CURVE DATA

①	②	③	④
Δ 48°40'26"	Δ 5°40'15"	Δ 25°33'33"	Δ 132°15'59"
R = 362.50	R = 357.50	R = 373.50	R = 356.50
L = 307.95	L = 35.38	L = 166.62	L = 822.97
T = 163.96	T = 17.71	T = 84.72	T = 805.75
⑤	⑥	⑦	⑧
Δ 19°10'57"	Δ 38°13'52"	Δ 73°33'15"	Δ 15°49'32"
R = 723.50	R = 918.50	R = 226.50	R = 962.50
L = 242.23	L = 612.88	L = 290.77	L = 265.85
T = 122.26	T = 318.34	T = 169.30	T = 133.78
⑨	⑩	⑪	⑫
Δ 43°08'20"	Δ 36°48'34"	Δ 57°58'07"	Δ 123°43'53"
R = 562.50	R = 676.50	R = 823.50	R = 273.50
L = 423.52	L = 434.61	L = 833.17	L = 590.63
T = 222.36	T = 225.10	T = 456.18	T = 511.48
⑬	⑭		
Δ 116°54'32"	Δ 48°37'51"		
R = 226.50	R = 376.50		
L = 462.16	L = 319.56		
T = 368.96	T = 170.12		

FITTINGS LIST

①	1– 12"x8" TAPPING SLEEVE AND VALVE 1 – 8"x6" TEE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
②	1 – 8"x6" TEE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
③	1 – 8"x8" TEE 2 – 8" GATE VALVES
④	1 – 8"x8" TEE 2 – 8" GATE VALVES 1 – 8"x6" TEE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
⑤	1 – 8"x8" CROSS 3 – 8" GATE VALVES 1 – 8"x6" TEE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
⑥	1 – 8" PLUG
⑦	1 – 8"x8" TEE 2 – 8" GATE VALVES 1 – 8"x6" TEE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
⑧	1 – 8"x6" TEE 1 – 6" GATE VALVE 1 – FIRE HYDRANT 1 – 8" GATE VALVE
⑨	1 – 8"x6" TEE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
⑩	1 – 8"x8" TEE 2 – 8" GATE VALVES
⑪	1 – 8"x6" TEE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
⑫	1 – 8"x8" TEE 2 – 8" GATE VALVES
⑬	1 – 12"x6" TEE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
⑭	1 – 12"x8" TEE 1 – 12" GATE VALVE 1 – 8" GATE VALVE
⑮	1 – 12"x8" TEE 1 – 12" GATE VALVE 1 – 8" GATE VALVE 1 – 12"X6" TEE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
⑯	1 – 12"x8" TEE 1 – 8" GATE VALVE 1 – 12" GATE VALVE 1 – 12" PLUG
⑰	1 – 8"x6" TEE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
⑱	1 – 8"x8" TEE 2 – 8" GATE VALVES
⑲	1 – 8"x6" TEE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
⑳	1 – 8"x8" TEE 2 – 8" GATE VALVES
㉑	1 – 8"x6" TEE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
㉒	1 – 8"x8" TEE 2 – 8" GATE VALVES
㉓	1 – 8"x8" TEE 2 – 8" GATE VALVES
㉔	1 – 8"x6" TEE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
㉕	1 – 8"x6" TEE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
㉖	1 – 8"x8" TEE 2 – 8" GATE VALVES
㉗	1 – 12"x8" TAPPING SLEEVE AND VALVE
㉘	1 – 8" PLUG

TYP. WATER & SAN. SEWER SERVICE LOCATION



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100 0 50 100

GRAPHIC SCALE

UTILITY NOTE

THE UTILITIES SHOWN ON THE PLANS WERE COMPILED FROM VARIOUS SOURCES & ARE INTENDED TO SHOW THE GENERAL EXISTENCE & LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THE 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 IS ANY CONFLICT WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

LEGEND

EXISTING
- WATER LINE
- GATE VALVE
- FIRE HYDRANT
- SANITARY SEWER LINE
- SS MANHOLE

PROPOSED
- STORM DRAIN
- WATER LINE
- GATE VALVE
- FIRE HYDRANT
- SANITARY SEWER LINE
- SS MANHOLE

WATER GENERAL NOTES

1. ALL WATERLINES ARE 8" DR–14 PVC UNLESS OTHERWISE NOTED.
2. UNLESS OTHERWISE NOTED, ALL MATERIAL & CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROCKWALL "STANDARDS OF DESIGN & CONSTRUCTION" & "N.C.T.C.O.G. 3RD EDITION".
3. ALL DUCTILE IRON FITTINGS SHALL BE OF THE MECHANICAL JOINT TYPE OR SLIP JOINT, EXCEPT AS NOTED, & SHALL BE CLASS "D" OR CLASS 250 ON SIZES 12" & SMALLER IN ACCORDANCE WITH AWWA SPECIFICATION C–11–64.
4. WATER MAINS SHALL HAVE A MINIMUM COVER OF 48". WATER PIPE SHALL BE DR–14, C–900 CLASS 200, 16" SHALL BE C–905 CLASS 230. ALL CORPORATION STOPS MARKED WITH E.M.S. LOCATOR DISK (BLUE).
5. FIRE HYDRANTS SHALL BE EITHER MUELLER, AMERICAN DARLING OR AN APPROVED EQUIVALENT CONFORMING TO THE REQUIREMENTS SET FORTH IN THE CITY OF ROCKWALL "STANDARD SPECIFICATIONS FOR CONSTRUCTION". ALL FIRE HYDRANTS SHALL BE INSTALLED WITH A 6" GATE VALVE ON THE HYDRANT LEAD & WILL BE PLACED 3' – 4' FROM BACK OF CURB UNLESS OTHERWISE INDICATED ON THE PLANS OR AS REQUIRED TO CLEAR SIDEWALK. DO NOT PLACE FIRE HYDRANTS IN STREET CURB RETURNS.
6. FIRE HYDRANT BONNETS & CAPS WILL BE PAINTED TO CONFORM WITH CITY SPECIFICATIONS FOR COLOR CODE AS SET FORTH IN THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
7. GATE VALVES SHALL BE MANUFACTURED BY MUELLER OR AN APPROVED EQUIVALENT & SHALL CONFORM TO & SHALL BE INSTALLED ACCORDING TO THE CITY OF ROCKWALL "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
8. FLUSH VALVES OR AN APPROVED EQUIVALENT SHALL BE INSTALLED ON ALL DEAD–END WATER LINES & SHALL COMPLY WITH THE CITY OF ROCKWALL STANDARD DETAILS.
9. WHENEVER WATER MAINS ARE LOCATED INSIDE THE STREET R.O.W. THEY SHALL BE PLACED 2.5' FROM R.O.W. UNLESS OTHERWISE SHOWN ON PLANS. ALL WATER & SANITARY SEWER MAINS SHALL HAVE A 10' MIN. LATERAL SEPARATION.
10. IN THE EVENT AN ITEM IS NOT COVERED IN THE CITY OF ROCKWALL "STANDARD SPECIFICATIONS FOR CONSTRUCTION" OR "N.C.T.C.O.G. 3RD EDITION". THE CITY ENGINEER'S DECISION SHALL APPLY.
11. ALL STUBOUT WILL BE A MIN. OF 1 JOINT OF PIPE (20') PAST THE VALVE.
12. ALL WATER SERVICES SHALL BE POLYETHYLENE PLASTIC & SHALL BE 1" UNLESS OTHERWISE NOTED.
13. BLUE EMS PADS TO BE INSTALLED EVERY 250', AT ALL HORIZONTAL BENDS, VALVES & SERVICES.
14. METER BOXES TO HAVE SPECIAL LIDS INSTALLED FOR ELECTRONIC READ. BRAND NAME – ROTEC (DFW–18–AMRL–LID) "E" SERIES LID. DFW PLASTICS, INC. – PHONE NO. (817) 439–3600. SEE WATER DETAILS.
15. ALL HYDRANTS SHALL HAVE 5' CLEARANCE AROUND. HYDRANTS AT STREET INTERSECTIONS ARE TO BE CONSTRUCTED OUTSIDE THE LIMITS OF ALL PROPOSED SIDEWALK RAMPS.
16. ALL EXISTING FIRE FLOWS & PRESSURE TESTS SHALL BE OBTAINED FROM PRIVATE COMPANY. THE CITY OF ROCKWALL WILL NOT PERFORM THIS TEST.
17. ALL IRRIGATION METERS TO HAVE DOUBLE CHECK VALVE AND BACKFLOW DEVICE. VERIFY ALL IRRIGATION SERVICE LOCATIONS WITH THE "IR" PLANS INCLUDED IN THIS SET OF PLANS.
18. MAXIMUM HORIZONTAL CURVATURE OF WATER LINES SHALL NOT EXCEED MANUFACTURE'S RECOMMENDATIONS.
19. ALL SLEEVES SHALL BE SCH 40 PVC. SLEEVES SHALL EXTEND TO THE ROW. SLEEVES SHALL BE A MIN. OF 24" BELOW T/C & NO MORE THAN 48" BELOW T/C.

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.

DATE: 1/08/2018

no.	revision	by	date

scale
horiz 1"=100'
vert n/a
date FEB 2017

teague nall & perkins
1100 Macon Street
Fort Worth, Texas 76102
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

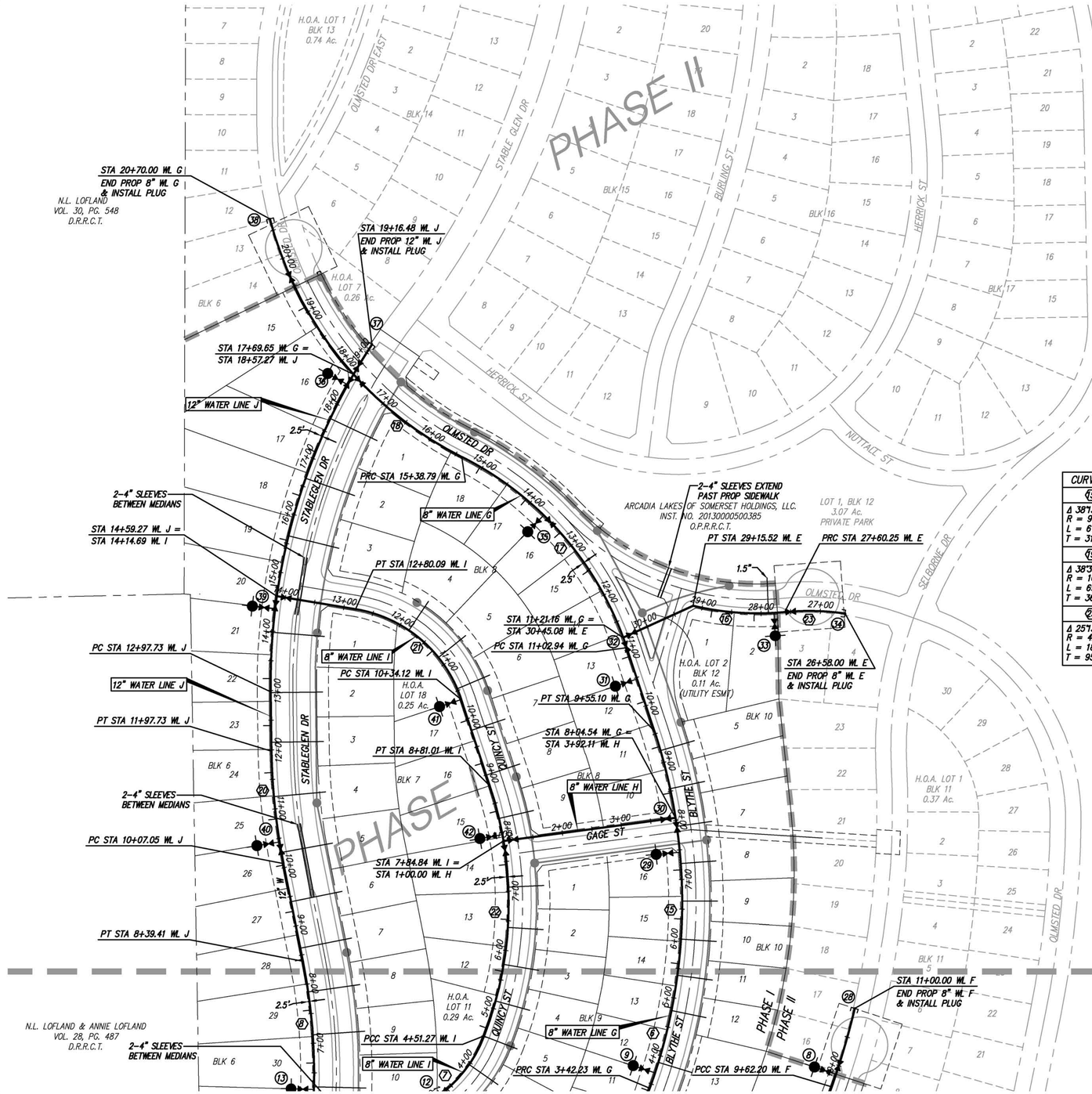
STATE OF TEXAS
SCOTT C. WILHELM
82792
REGISTERED PROFESSIONAL ENGINEER
P.E.
Date: 2-13-17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Water Layout (1 of 2)

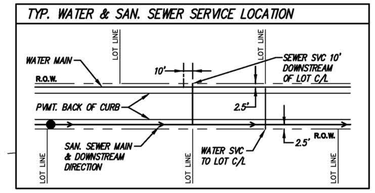
tnp project ACD 14208
sheet 6 of 77

Drawing: C:\PROJECTS\ACD14208\cad\sheets\08–07 Water Layout.dwg at Jan 10, 2018–2:23pm by Chris_O
Layout: Layout1 Xrefs: x3d–Existing Base.dwg – 14–1363–FINAL–BOUNDARY.dwg – x3d–Site Base.dwg – x3d–Utility Base.dwg – x–border.dwg – x3d–Paving Base.dwg – x3d–Drainage Base.dwg – x3d–Drainage Base.dwg

ACD14208



TYP. WATER & SAN. SEWER SERVICE LOCATION



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GRAPHIC SCALE

UTILITY NOTE

THE UTILITIES SHOWN ON THE PLANS WERE COMPILED FROM VARIOUS SOURCES & ARE INTENDED TO SHOW THE GENERAL EXISTENCE & LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THE 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 IS ANY CONFLICT WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

LEGEND

EXISTING
- WATER LINE
- GATE VALVE
- FIRE HYDRANT
- SANITARY SEWER LINE
- SS MANHOLE

PROPOSED
- STORM DRAIN
- WATER LINE
- GATE VALVE
- FIRE HYDRANT
- SANITARY SEWER LINE
- SS MANHOLE

CURVE DATA

(15)	(16)	(17)	(18)
Δ 38°13'52"	Δ 18°47'19"	Δ 44°52'27"	Δ 63°23'28"
R = 918.50	R = 473.50	R = 556.50	R = 623.50
L = 612.88	L = 155.27	L = 435.85	L = 689.83
T = 318.34	T = 78.34	T = 229.79	T = 385.01

(19)	(20)	(21)	(22)
Δ 38°33'48"	Δ 10°31'51"	Δ 62°13'14"	Δ 39°18'05"
R = 1037.50	R = 1037.50	R = 226.50	R = 626.50
L = 698.30	L = 190.69	L = 245.97	L = 429.74
T = 362.96	T = 95.61	T = 136.69	T = 223.71

(23)
Δ 25°13'52"
R = 426.50
L = 187.82
T = 95.46

FITTINGS LIST

(29) 1 – 8"x6" TEE; 1 – 6" GATE VALVE; 1 – FIRE HYDRANT

(30) 1 – 8"x8" TEE; 2 – 8" GATE VALVES

(31) 1 – 8"x6" TEE; 1 – 6" GATE VALVE; 1 – FIRE HYDRANT

(32) 1 – 8"x8" TEE; 2 – 8" GATE VALVES

(33) 1 – 8"x6" TEE; 1 – 6" GATE VALVE; 1 – FIRE HYDRANT

(34) 1 – 8" GATE VALVE; 1 – 8" PLUG

(35) 1 – 8"x6" TEE; 1 – 8" GATE VALVE; 1 – 6" GATE VALVE; 1 – FIRE HYDRANT

(36) 1 – 12"x8" CROSS; 1 – 8" GATE VALVE; 2 – 12" GATE VALVES; 1 – 12"x6" TEE; 1 – 6" GATE VALVE; 1 – FIRE HYDRANT

(37) 1 – 12" PLUG

(38) 1 – 8" GATE VALVE; 1 – 8" PLUG

(39) 1 – 8" GATE VALVE; 1 – 12" GATE VALVE; 1 – 12"x8" TEE; 1 – 12"x6" TEE; 1 – 6" GATE VALVE; 1 – FIRE HYDRANT

(40) 1 – 12"x6" TEE; 1 – 6" GATE VALVE; 1 – FIRE HYDRANT; 1 – 12" GATE VALVE

(41) 1 – 8"x6" TEE; 1 – 6" GATE VALVE; 1 – FIRE HYDRANT

(42) 1 – 8"x8" TEE; 2 – 8" GATE VALVES; 1 – 8"x6" TEE; 1 – 6" GATE VALVE; 1 – FIRE HYDRANT

WATER GENERAL NOTES

1. ALL WATERLINES ARE 8" DR-14 PVC UNLESS OTHERWISE NOTED.
2. UNLESS OTHERWISE NOTED, ALL MATERIAL & CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROCKWALL "STANDARDS OF DESIGN & CONSTRUCTION" & "N.C.T.C.O.G. 3RD EDITION".
3. ALL DUCTILE IRON FITTINGS SHALL BE OF THE MECHANICAL JOINT TYPE OR SLIP JOINT, EXCEPT AS NOTED, & SHALL BE CLASS "D" OR CLASS 250 ON SIZES 12" & SMALLER IN ACCORDANCE WITH AWWA SPECIFICATION C-11-64.
4. WATER MAINS SHALL HAVE A MINIMUM COVER OF 48". WATER PIPE SHALL BE DR-14, C-900 CLASS 200, 16" SHALL BE C-905 CLASS 230. ALL CORPORATION STOPS MARKED WITH E.M.S. LOCATOR DISK (BLUE).
5. FIRE HYDRANTS SHALL BE EITHER MUELLER, AMERICAN DARLING OR AN APPROVED EQUIVALENT CONFORMING TO THE REQUIREMENTS SET FORTH IN THE CITY OF ROCKWALL "STANDARD SPECIFICATIONS FOR CONSTRUCTION". ALL FIRE HYDRANTS SHALL BE INSTALLED WITH A 6" GATE VALVE ON THE HYDRANT LEAD & WILL BE PLACED 3' – 4' FROM BACK OF CURB UNLESS OTHERWISE INDICATED ON THE PLANS OR AS REQUIRED TO CLEAR SIDEWALK. DO NOT PLACE FIRE HYDRANTS IN STREET CURB RETURNS.
6. FIRE HYDRANT BONNETS & CAPS WILL BE PAINTED TO CONFORM WITH CITY SPECIFICATIONS FOR COLOR CODE AS SET FORTH IN THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
7. GATE VALVES SHALL BE MANUFACTURED BY MUELLER OR AN APPROVED EQUIVALENT & SHALL CONFORM TO & SHALL BE INSTALLED ACCORDING TO THE CITY OF ROCKWALL "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
8. FLUSH VALVES OR AN APPROVED EQUIVALENT SHALL BE INSTALLED ON ALL DEAD-END WATER LINES & SHALL COMPLY WITH THE CITY OF ROCKWALL STANDARD DETAILS.
9. WHENEVER WATER MAINS ARE LOCATED INSIDE THE STREET R.O.W. THEY SHALL BE PLACED 2.5' FROM R.O.W. UNLESS OTHERWISE SHOWN ON PLANS. ALL WATER & SANITARY SEWER MAINS SHALL HAVE A 10' MIN. LATERAL SEPARATION.
10. IN THE EVENT AN ITEM IS NOT COVERED IN THE CITY OF ROCKWALL "STANDARD SPECIFICATIONS FOR CONSTRUCTION" OR "N.C.T.C.O.G. 3RD EDITION". THE CITY ENGINEER'S DECISION SHALL APPLY.
11. ALL STUBOUT WILL BE A MIN. OF 1 JOINT OF PIPE (20') PAST THE VALVE.
12. ALL WATER SERVICES SHALL BE POLYETHYLENE PLASTIC & SHALL BE 1" UNLESS OTHERWISE NOTED.
13. BLUE EMS PADS TO BE INSTALLED EVERY 250', AT ALL HORIZONTAL BENDS, VALVES & SERVICES.
14. METER BOXES TO HAVE SPECIAL LIDS INSTALLED FOR ELECTRONIC READ. BRAND NAME – ROTEC (DFW-18-MRE-LID) "E" SERIES LID. DFW PLASTICS, INC. – PHONE NO. (817) 439-3600. SEE WATER DETAILS.
15. ALL HYDRANTS SHALL HAVE 5' CLEARANCE AROUND. HYDRANTS AT STREET INTERSECTIONS ARE TO BE CONSTRUCTED OUTSIDE THE LIMITS OF ALL PROPOSED SIDEWALK RAMPS.
16. ALL EXISTING FIRE FLOWS & PRESSURE TESTS SHALL BE OBTAINED FROM PRIVATE COMPANY. THE CITY OF ROCKWALL WILL NOT PERFORM THIS TEST.
17. ALL IRRIGATION METERS TO HAVE DOUBLE CHECK VALVE AND BACKFLOW DEVICE. VERIFY ALL IRRIGATION SERVICE LOCATIONS WITH THE "IR" PLANS INCLUDED IN THIS SET OF PLANS.
18. MAXIMUM HORIZONTAL CURVATURE OF WATER LINES SHALL NOT EXCEED MANUFACTURE'S RECOMMENDATIONS.
19. ALL SLEEVES SHALL BE SCH 40 PVC. SLEEVES SHALL EXTEND TO THE ROW. SLEEVES SHALL BE A MIN. OF 24" BELOW T/C & NO MORE THAN 48" BELOW T/C.

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.

DATE: 1/08/2018

no.	revision	by	date

scale
horiz 1"=100'
vert n/a
date FEB 2017

teague nall & perkins
1100 Macon Street
Fort Worth, Texas 76102
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

STATE OF TEXAS · SCOTT C. WILHELM · 82792 · REGISTERED PROFESSIONAL ENGINEER

Scott Wilhelm, P.E.

Date: 2-13-17

City of Rockwall, Texas

Construction Plans for

Somerset Park, Phase 1

Water Layout (2 of 2)

tnp project ACD 14208

sheet 7 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\08-07 Water Layout.dwg at Jan 10, 2018-2:23pm by Chris_O
Layout: Layout2 Xrefs: x3d-Existing Base.dwg – 14-1363-FINAL_BOUNDARY.dwg – x3d-Site Base.dwg – x3d-Utility Base.dwg – x-border.dwg – x3d-Paving Base.dwg – x3d-Drainage Base.dwg

ACD14208

* MH–LB3018 IS APPROX 4,100' FROM UPSTREAM END OF PHASE 1 TRUNK SS
** MH–LB1000 IS APPROX 3,400' FROM MH–LB3018
*** MH–LB1004 IS APPROX 1500' FROM MH–LB3018

NOTE

1. SEE SOMERSET PARK LIFT STATION DESIGN REPORT PREPARED BY PERKINS ENGINEERING CONSULTANTS. (DECEMBER 22, 2016)
2. SEE LETTER TO CITY FROM BIRKOFF, HENDRICKS & CARTER ENGINEERS DATED AUG. 29, 2016

N

500 0 250 500

GRAPHIC SCALE

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.

DATE: 1/08/2018

APPROX. LIMITS OF SOMERSET PARK LIFT STATION SERVICE AREA (1040.2 ACRES)

PROPOSED 12" FORCE MAIN TO BE CONSTRUCTED WITH SOMERSET PARK PHASE 1

SOMERSET PARK
139 ACRES, 309 LOTS
DESIGN FLOW = 242 gpm

SOUTH OFFSET AREA
80 ACRES
DESIGN FLOW = 189 gpm

LIMITS OF TRUNK SS ASSOCIATED W/ PHASE 1 OF SOMERSET PARK

LIMITS OF TRUNK SS ASSOCIATED W/ PHASE 2 OF SOMERSET PARK

PROPOSED SOMERSET PARK LIFT STATION
Qdesign (INITIAL) = 1050 gpm
Qdesign (ULT) = 2037 gpm

MH–LB3018 *

LOFLAND LAKE

PROPOSED FLOODPLAIN LIMITS LONG BRANCH

MH–LB3022

MH–LB3026

LOFLAND FARMS LIFT STATION (TO BE REMOVED)

MH–LB1000 **

LOFLAND FARMS

EXISTING 17 ESTATES LOTS (NOT INCLUDED IN SERVICE AREA)

MH–LB3012

FM 549

MH–LB1004 ***

EAST OFFSITE AREA
250 ACRES
DESIGN FLOW = 480 gpm

WOOLDRIDGE EST (ON SEPTIC)

FONTANA RANCH LIFT STATION (TO BE REMOVED)

MH–LB3002

FONTANA DEVELOPMENT

STERLING FARMS (ON SEPTIC)

MH–LB3030

STATE HIGHWAY 205

FM 3412

FM 1139

TX-276

DISCOVERY BLVD

LEGEND

- SEWER SERVICE AREA
- PROPOSED SAN. SEWER
- FUTURE SAN. SEWER
- PROPOSED FLOODPLAIN
- SOMERSET PARK PHASE BOUNDARY
- FLOW DIRECTION

no.	revision	by	date

scale
horiz 1"=500'
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STATE OF TEXAS · SCOTT C. WILHELM · 82792 · REGISTERED PROFESSIONAL ENGINEER
Date: 2-13-17

City of Rockwell, Texas
Construction Plans for
Somerset Park, Phase 1
Sanitary Sewer Service Area Map

tnp project ACD 14208
sheet 8 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\08 Sanitary Sewer Service Area Map.dwg at Jan 10, 2018–2:26pm by Chris.O
Layout: Layout 1 Xrefs: x–border.dwg – x3d–Existing Base.dwg – x3d–Site Base.dwg – 14–1363–FINAL–BOUNDARY.dwg

ACD14208

MATCH LINE SEE SHEET 10

PHASE II

PHASE I

STA 15+61.69 SS LINE E
STD. 4' DIA SSMH

STA 3+92.12 SS LINE H=
STA 1+00.00 SS LINE I
STD. 4' DIA SSMH

8" SS LINE H

8" SS LINE I

FUTURE PH 2
SS LINE

OLMSTED DR

BLYTHE ST

QUINCY ST

8" SS LINE E

STA 4+13.04 SS LINE I
STD. 4' DIA SSMH

8" SS LINE A

STA 5+60.88 SS LINE
STD. 4' DIA SSMH

STA 21+53.01 SS LINE A
STD. 4' DIA SSMH

STA 4+44.49 SS LINE F
STD. 4' DIA SSMH

STA 11+44.20 SS LINE E
STD. 4' DIA SSMH

STA 4+44.07 SS LINE G
STD. 4' DIA SSMH

STA 18+81.34 SS LINE A=
STA 1+00.00 SS LINE G
STD. 4' DIA INTERNAL
DROP SSMH

EXISTING 100-YR
FLOODPLAIN

SELBORNE DR

8" SS LINE F

STA 17+61.59 SS LINE A=
STA 1+00.00 SS LINE F
STD. 4' DIA SSMH

FUTURE 15"
PH 2 SS LINE

STABLEGLEN DR

STA 9+41.60 SS LINE E
STD. 4' DIA SSMH

8" SS LINE G

8" SS LINE A

STA 7+23.11 SS LINE E
STD. 4' DIA SSMH

SYLVAN PARK DR

STA 14+62.85 SS LINE A
END STUB 2
1-15" PLUG

5' FROM
R.O.W.

STA 2+64.40 SS LINE E
STD. 4' DIA SSMH

LONG COMMON NORTH

STA 14+62.06 SS LINE A=
STA 1+00.00 SS LINE E =
STA 1+00.00 SS LINE A STUB-2
5' DIA INTERNAL DROP SSMH

STA 6+39.69 SS LINE C
STD. 4' DIA SSMH

STA 6+15.60 SS LINE D
STD. 4' DIA SSMH

8" SS LINE E

15" SS LINE A

10'U.E.

STA 13+97.32 SS LINE A=
STA 1+00.00 SS LINE D
STD 5' DIA INTERAL DROP SSMH

LOUDON ST WEST

LONG COMMON SOUTH

STA 12+53.81 SS LINE A
STD. 5' DIA SSMH

8" SS LINE D

STA 13+96.26 SS LINE B
STD. 4' DIA SSMH

5' FROM
R.O.W.

8" SS LINE C

8" SS LINE B

LOUDON ST EAST

STA 1+84.81 SS LINE B
STD. 4' DIA SSMH

STA 10+68.20 SS LINE A=
STA 1+00.00 SS LINE B
5' DIA INTERNAL DROP SSMH

LOT 1, BLOCK A

STA 8+96.18 SS LINE B
STD. 4" DIA SSMH

STA 5+44.26 SS LINE B
STD. 4' DIA SSMH

STA 8+54.48 SS LINE A
STD. 5' DIA SSMH

15" SS LINE A

LOT 2, BLOCK A

STA 3+50.00 SS LINE C
STD. 4' DIA SSMH

LOUDON ST

STA 6+83.43 SS LINE A
STD. 5' DIA SSMH

STA 1+20.00 SS LINE A STUB-1
END STUB 1
1-10" PLUG
F/L 507.55

STA 10+13.13 SS LINE B=
STA 1+00.00 SS LINE C
STD. 4' DIA SSMH

S.H. 205

EXIST R.O.W.

EX FH

EXIST 12"W

PROP 15" SS
BY BORE

FM 549
(A VARIABLE WIDTH R.O.W.)

EXIST CULVERT
F/L 511.00

LOFLAND CIR.

EXIST R.O.W.

EXIST 8"W
(RCH WSC)

EXIST 15' SEWER ESMT
DOC #20150000003475

STA 1+00.00 SS LINE A=
STA 1+00.00 SS LINE A STUB-1
5' DIA INTERNAL DROP SSMH

FUTURE SS EXTENSION
BY OTHERS

STA 5+71.67 SS LINE A
STD. 5' DIA SSMH

PROP. LIFT STATION
(SEE LIFT STATION
PLANS)
EXIST 15' SEWER ESMT
DOC #20150000003475

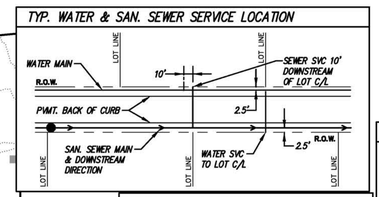
PROP. FORCE MAIN
(SEE FM PLANS)

LOT 4

LOT 5

LOT 6

TYP. WATER & SAN. SEWER SERVICE LOCATION



RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.

DATE: 1/08/2018

CURVE DATA

①	②	③	④
Δ 50°30'38"	Δ 27°58'01"	Δ 8°19'18"	Δ 48°54'57"
R = 436.46	R = 294.00	R = 445.76	R = 403.50
L = 384.78	L = 143.51	L = 64.74	L = 344.49
T = 205.90	T = 73.21	T = 32.43	T = 183.53
⑤	⑥	⑦	⑧
Δ 23°00'32"	Δ 30°58'12"	Δ 48°51'26"	Δ 16°38'37"
R = 676.50	R = 273.50	R = 403.50	R = 687.44
L = 271.67	L = 147.83	L = 344.07	L = 202.60
T = 137.69	T = 75.77	T = 183.28	T = 102.02
⑨	⑩	⑪	⑫
Δ 36°48'34"	Δ 37°35'00"	Δ 131°01'34"	Δ 83°39'02"
R = 714.00	R = 786.03	R = 236.00	R = 264.00
L = 458.71	L = 515.60	L = 539.69	L = 383.13
T = 237.58	T = 267.46	T = 518.17	T = 234.19
⑬	⑭		
Δ 15°43'48"	Δ 48°37'51"		
R = 426.01	R = 423.50		
L = 116.96	L = 359.45		
T = 58.85	T = 191.35		

SANITARY SEWER GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL MATERIAL & CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROCKWALL "STANDARDS OF DESIGN AND CONSTRUCTION AND THE NCTCOG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 3rd EDITION.
2. SANITARY SEWER MAINS SHALL BE LOCATED 2.5' FROM THE ROW UNLESS OTHERWISE SHOWN ON PLANS. ALL WATER AND SANITARY SEWER MAINS SHALL HAVE A 10.0' MIN. LATERAL SEPARATION.
3. SEWER PIPE & SERVICES SHALL BE SDR 35 PVC GRAVITY PIPE OR SDR 26 PVC PIPE FOR MAINS DEEPER THAN 10' UNLESS SHOWN OTHERWISE ON THESE PLANS.
4. IN THE EVENT AN ITEM IS NOT COVERED IN THE CITY OF ROCKWALL "STANDARD SPECIFICATIONS FOR CONSTRUCTION", THE CITY ENGINEER'S DECISION SHALL APPLY.
5. HORIZONTAL CURVATURE OF SANITARY SEWER PIPES SHALL BE BY PIPE FLEXURE. MINIMUM ALLOWABLE RADIUS OF CURVATURE IS AS FOLLOWS:
   8" = 210 ft
   10" = 263 ft
   12" = 313 ft
6. AT WATER & SEWER MAIN CROSSINGS, SEWER PIPE JOINTS SHALL NOT BE LOCATED CLOSER THAN TEN HORIZONTAL FEET FROM THE WATER MAIN. IF THIS CONDITION CANNOT BE ADHERED TO, THE SEWER PIPE JOINTS SHALL BE SDR 26 PRESSURE TYPE. (150 PSI MIN.)
7. THE GENERAL CROSSING LOCATIONS FOR STORM DRAIN PIPES ARE SHOWN & DENOTED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE STORM DRAIN CROSSING FROM THE PLAN INFORMATION PROVIDED HERON & ELSEWHERE IN THESE PLANS. THE VERTICAL CLEARANCES BETWEEN WATER, SANITARY SEWER, & STORM DRAIN PIPE LINES SHOWN ON THESE PLANS SHALL BE ADHERED TO.
8. ALL SANITARY SEWER SERVICE LATERALS SHALL INCLUDE 4" TEE, BEND, PIPE & STOPPER INSTALLED 10' DOWNSTREAM OF THE CENTERLINE OF LOTS, UNLESS OTHERWISE SHOWN ON PLANS. END OF PIPE SERVICES SHALL BE MARKED WITH E.M.S. LOCATER DISK (GREEN).
9. SANITARY SEWER LINES SHALL HAVE GREEN EMS LOCATOR PADS AT EVERY MANHOLE, CLEANOUT, & SERVICE.
10. TRENCH WALLS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE LATEST OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION STANDARDS & MAY BE SLOPED OR VERTICAL ABOVE THE PIPE EMBEDMENT AT THE CONTRACTOR'S OPTION. IN SOME LOCATIONS, THE AVAILABLE WORKING AREA MAY BE INADEQUATE TO ALLOW FOR FULLY SLOPED TRENCH WALLS. IN THESE AREAS, THE CONTRACTOR SHALL PROVIDE TEMPORARY SHEETING, SHORING OR BRACING OF TRENCH WALLS, AT NECESSARY, IN STRICT ACCORDANCE WITH O.S.H.A. STANDARDS. TO PREVENT SLIDES, CAVE-INS, SETTLEMENT OR MOVEMENT OF THE BANKS & TO PROVIDE SAFE SHORING CONDITIONS FOR WORKMEN. PAYMENT FOR SLOPED OR SHEETED, SHORED OR BRACED TRENCH WALLS CONSTRUCTED IN ACCORDANCE WITH O.S.H.A. STANDARDS SHALL BE LIMITED TO THE BID ITEMS IN THE PROPOSAL FOR TRENCH SAFETY SYSTEMS. TRENCH CONSTRUCTION SHALL BE LIMITED TO THE STREET R.O.W., PERMANENT EASEMENTS & AREAS DELINEATED AS LIMITS OF CONSTRUCTION AS SHOWN ON THE PLANS.
11. STANDARD M.H. FRAMES AND 30" DIA. COVER SHALL BE PAMREX 30" AS MANUFACTURED BY CERTAINTEED CORPORATION. TYPE S MANHOLE FRAME AND 30" COVER SHALL BE PAMTIGHT 30" AS MANUFACTURED BY CERTAINTEED CORPORATION.

SANITARY SEWER NOTES

1. RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN STREETS ARE TO BE CONSTRUCTED TO 15" BELOW FINAL FINISHED GRADES BY UTILITY CONTRACTOR & ADJUSTED BY PAVING CONTRACTOR TO FINISHED GRADE AT TIME OF PAVING. CONCRETE COLLARS TO BE SUPPLIED & INSTALLED BY PAVING CONTRACTOR. SANITARY SEWER RIM ELEVATIONS TO BE 0.50' HIGHER THAN FINISH GRADE IN CASEMENT AND GRASS AREA. (NO SEPARATE PAY)
2. ALL MANHOLES WILL HAVE CONCRETE COLLARS & WATERTIGHT INSERTS & RAVEN LINED OR APPROVED EQUAL.
3. ALL SEWER LINES ARE 8" PVC UNLESS OTHERWISE NOTED.
4. ALL SEWER SERVICES CROSSING WATER MAINS SHALL BE SDR 26.

UTILITY NOTE

THE UTILITIES SHOWN ON THE PLANS WERE COMPILED FROM VARIOUS SOURCES & ARE INTENDED TO SHOW THE GENERAL EXISTENCE & LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THE 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 IS ANY CONFLICT WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

LEGEND

EXISTING
- WATER LINE
- GATE VALVE
- FIRE HYDRANT
- SANITARY SEWER LINE
- SS MANHOLE

PROPOSED
- STORM DRAIN
- WATER LINE
- GATE VALVE
- FIRE HYDRANT
- SANITARY SEWER LINE
- SS MANHOLE
- FUTURE SANITARY SEWER

N

100 0 50 100

GRAPHIC SCALE

no.	revision	by	date

scale
horiz 1"=100'
vert n/a
date FEB 2017

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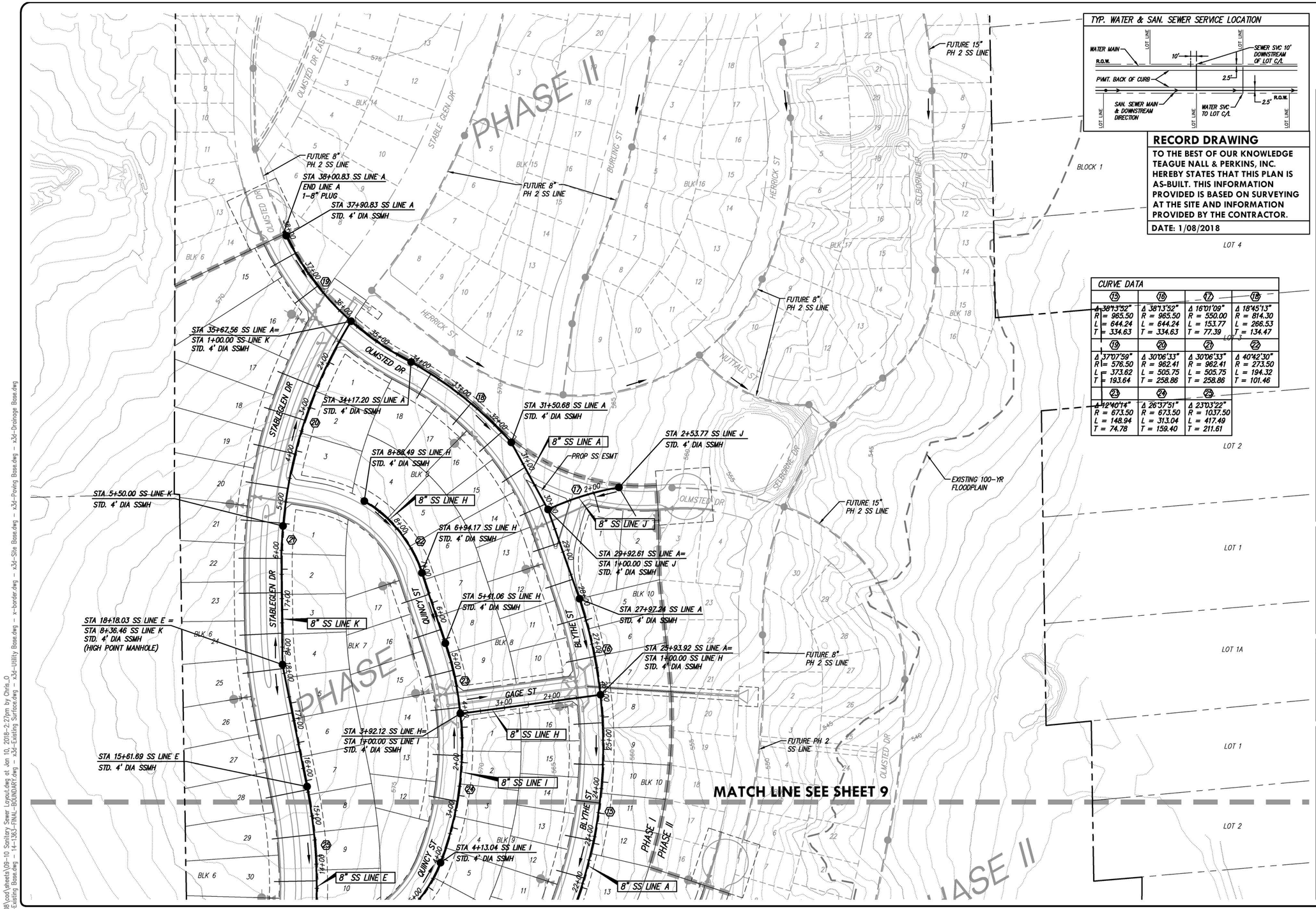
STATE OF TEXAS
SCOTT C. WILHELM
82792
REGISTERED PROFESSIONAL ENGINEER
Scott Wilhelm, P.E.
Date: 2/17/17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Sanitary Sewer Layout (1 of 2)

tnp project ACD 14208
sheet 9 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\09-10 Sanitary Sewer Layout.dwg at Jan 10, 2018-2:27pm by Chris_O
Layout: Layout1 Xrefs: x3d-Existing Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x3d-Existing Surface.dwg – x3d-Utility Base.dwg – x-border.dwg – x3d-Site Base.dwg – x3d-Paving Base.dwg – x3d-Drainage Base.dwg

ACD14208



TYP. WATER & SAN. SEWER SERVICE LOCATION

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.

DATE: 1/08/2018

CURVE DATA

(15)	(16)	(17)	(18)
Δ 38°13'52"	Δ 38°13'52"	Δ 16°01'09"	Δ 18°45'13"
R = 965.50	R = 965.50	R = 550.00	R = 814.30
L = 644.24	L = 644.24	L = 153.77	L = 266.53
T = 334.63	T = 334.63	T = 77.39	T = 134.47
(19)	**(20)**	**(21)**	**(22)**
Δ 37°07'59"	Δ 30°06'33"	Δ 30°06'33"	Δ 40°42'30"
R = 576.50	R = 962.41	R = 962.41	R = 273.50
L = 373.62	L = 505.75	L = 505.75	L = 194.32
T = 193.64	T = 258.86	T = 258.86	T = 101.46
(23)	**(24)**	**(25)**	
Δ 12°40'14"	Δ 26°37'51"	Δ 23°03'22"	
R = 673.50	R = 673.50	R = 1037.50	
L = 148.94	L = 313.04	L = 417.49	
T = 74.78	T = 159.40	T = 211.61	

SANITARY SEWER GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL MATERIAL & CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROCKWALL "STANDARDS OF DESIGN AND CONSTRUCTION AND THE NCTCOG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 3rd EDITION.
2. SANITARY SEWER MAINS SHALL BE LOCATED 2.5' FROM THE ROW UNLESS OTHERWISE SHOWN ON PLANS. ALL WATER AND SANITARY SEWER MAINS SHALL HAVE A 10.0' MIN. LATERAL SEPARATION.
3. SEWER PIPE & SERVICES SHALL BE SDR 35 PVC GRAVITY PIPE OR SDR 26 PVC PIPE FOR MAINS DEEPER THAN 10' UNLESS SHOWN OTHERWISE ON THESE PLANS.
4. IN THE EVENT AN ITEM IS NOT COVERED IN THE CITY OF ROCKWALL "STANDARD SPECIFICATIONS FOR CONSTRUCTION", THE CITY ENGINEER'S DECISION SHALL APPLY.
5. HORIZONTAL CURVATURE OF SANITARY SEWER PIPES SHALL BE BY PIPE FLEXURE. MINIMUM ALLOWABLE RADIUS OF CURVATURE IS AS FOLLOWS:
   8" = 210 ft
   10" = 263 ft
   12" = 313 ft
6. AT WATER & SEWER MAIN CROSSINGS, SEWER PIPE JOINTS SHALL NOT BE LOCATED CLOSER THAN TEN HORIZONTAL FEET FROM THE WATER MAIN. IF THIS CONDITION CANNOT BE ADHERED TO, THE SEWER PIPE JOINTS SHALL BE SDR 26 PRESSURE TYPE. (150 PSI MIN.)
7. THE GENERAL CROSSING LOCATIONS FOR STORM DRAIN PIPES ARE SHOWN & DENOTED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE STORM DRAIN CROSSING FROM THE PLAN INFORMATION PROVIDED HEREON & ELSEWHERE IN THESE PLANS. THE VERTICAL CLEARANCES BETWEEN WATER, SANITARY SEWER, & STORM DRAIN PIPE LINES SHOWN ON THESE PLANS SHALL BE ADHERED TO.
8. ALL SANITARY SEWER SERVICE LATERALS SHALL INCLUDE 4" TEE, BEND, PIPE & STOPPER INSTALLED 10' DOWNSTREAM OF THE CENTERLINE OF LOTS, UNLESS OTHERWISE SHOWN ON PLANS. END OF PIPE SERVICES SHALL BE MARKED WITH E.M.S. LOCATER DISK (GREEN).
9. SANITARY SEWER LINES SHALL HAVE GREEN EMS LOCATOR PADS AT EVERY MANHOLE, CLEANOUT, & SERVICE.
10. TRENCH WALLS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE LATEST OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION STANDARDS & MAY BE SLOPED OR VERTICAL ABOVE THE PIPE EMBEDMENT AT THE CONTRACTOR'S OPTION. IN SOME LOCATIONS, THE AVAILABLE WORKING AREA MAY BE INADEQUATE TO ALLOW FOR FULLY SLOPED TRENCH WALLS. IN THESE AREAS, THE CONTRACTOR SHALL PROVIDE TEMPORARY SHEETING, SHORING OR BRACING OF TRENCH WALLS, AT NECESSARY, IN STRICT ACCORDANCE WITH O.S.H.A. STANDARDS. TO PREVENT SLIDES, CAVE-INS, SETTLEMENT OR MOVEMENT OF THE BANKS & TO PROVIDE SAFE SHORING CONDITIONS FOR WORKMEN. PAYMENT FOR SLOPED OR SHEETED, SHORED OR BRACED TRENCH WALLS CONSTRUCTED IN ACCORDANCE WITH O.S.H.A. STANDARDS SHALL BE LIMITED TO THE BID ITEMS IN THE PROPOSAL FOR TRENCH SAFETY SYSTEMS. TRENCH CONSTRUCTION SHALL BE LIMITED TO THE STREET R.O.W., PERMANENT EASEMENTS & AREAS DELINEATED AS LIMITS OF CONSTRUCTION AS SHOWN ON THE PLANS.
11. STANDARD M.H. FRAMES AND 30" DIA. COVER SHALL BE PAMREX 30" AS MANUFACTURED BY CERTAINTEED CORPORATION. TYPE 'S MANHOLE FRAME AND 30" COVER SHALL BE PANTIGHT 30" AS MANUFACTURED BY CERTAINTEED CORPORATION.

SANITARY SEWER NOTES

1. RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN STREETS ARE TO BE CONSTRUCTED TO 15" BELOW FINAL FINISHED GRADES BY UTILITY CONTRACTOR & ADJUSTED BY PAVING CONTRACTOR TO FINISHED GRADE AT TIME OF PAVING. CONCRETE COLLARS TO BE SUPPLIED & INSTALLED BY PAVING CONTRACTOR. SANITARY SEWER RIM ELEVATIONS TO BE 0.50' HIGHER THAN FINISH GRADE IN CASEMENT AND GRASS AREA. (NO SEPARATE PAY)
2. ALL MANHOLES WILL HAVE CONCRETE COLLARS & WATERTIGHT INSERTS & RAVEN LINED OR APPROVED EQUAL.
3. ALL SEWER LINES ARE 8" PVC UNLESS OTHERWISE NOTED.
4. ALL SEWER SERVICES CROSSING WATER MAINS SHALL BE SDR 26.

UTILITY NOTE

THE UTILITIES SHOWN ON THE PLANS WERE COMPILED FROM VARIOUS SOURCES & ARE INTENDED TO SHOW THE GENERAL EXISTENCE & LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THE 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 IS ANY CONFLICT WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

LEGEND

EXISTING
- WATER LINE
- GATE VALVE
- FIRE HYDRANT
- SANITARY SEWER LINE
- SS MANHOLE

PROPOSED
- STORM DRAIN
- WATER LINE
- GATE VALVE
- FIRE HYDRANT
- SANITARY SEWER LINE
- SS MANHOLE
- FUTURE SANITARY SEWER

GRAPHIC SCALE
100 0 50 100

no.	revision	by	date

scale: horiz 1"=100' | vert n/a
date: FEB 2017

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P.E.
Date: 2/17/17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Sanitary Sewer Layout (2 of 2)

tnp project ACD 14208
sheet 10 of 77

Drawing: G:\PROJECTS\ACD14208\civil\sheets\09-10 Sanitary Sewer Layout.dwg at Jan 10, 2018-2:27pm by Chris_O
Layout: Layout2 Xrefs: x3d-Existing Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x3d-Existing Surface.dwg – x3d-Utility Base.dwg – x-border.dwg – x3d-Site Base.dwg – x3d-Paving Base.dwg – x3d-Drainage Base.dwg

ACD14208

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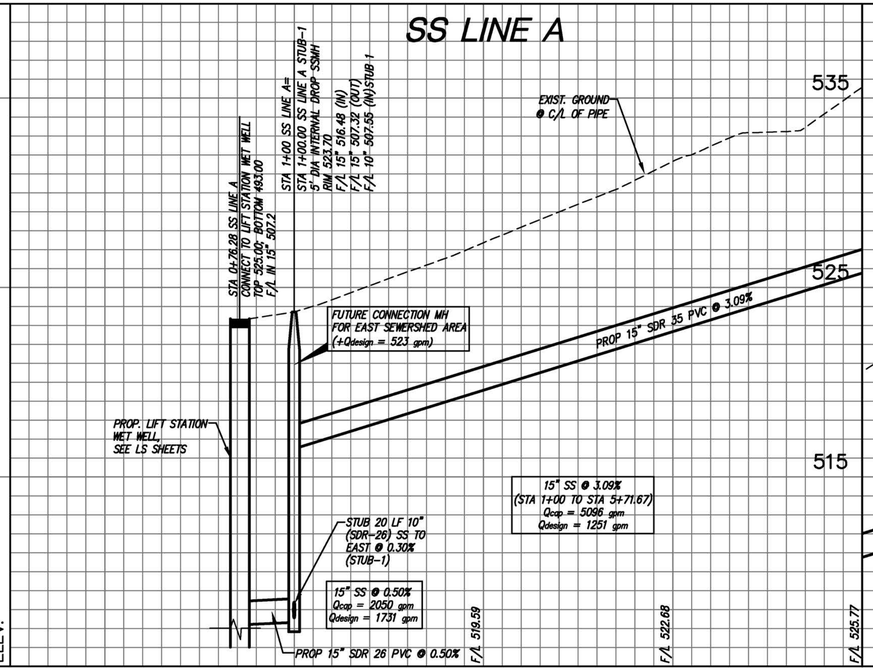

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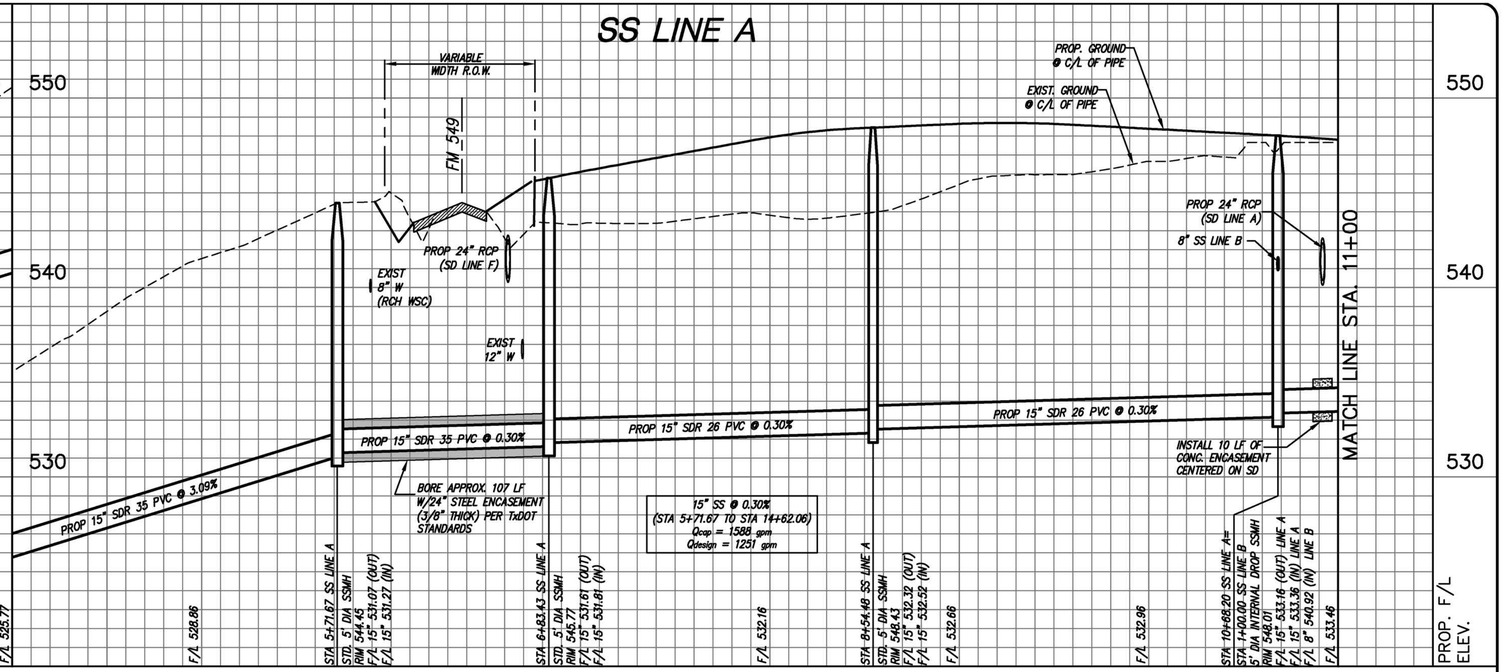

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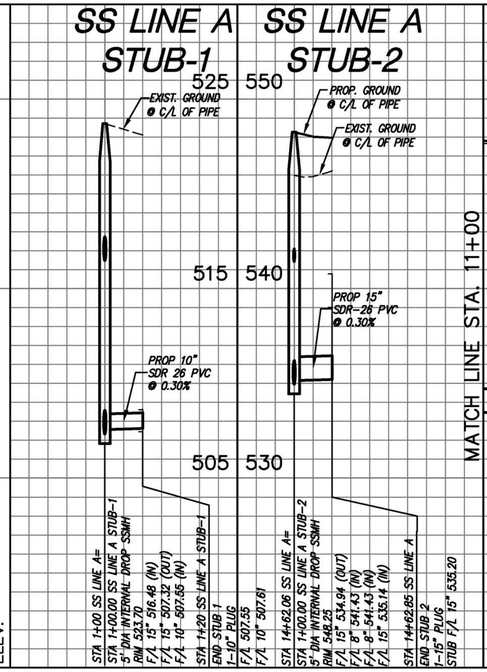

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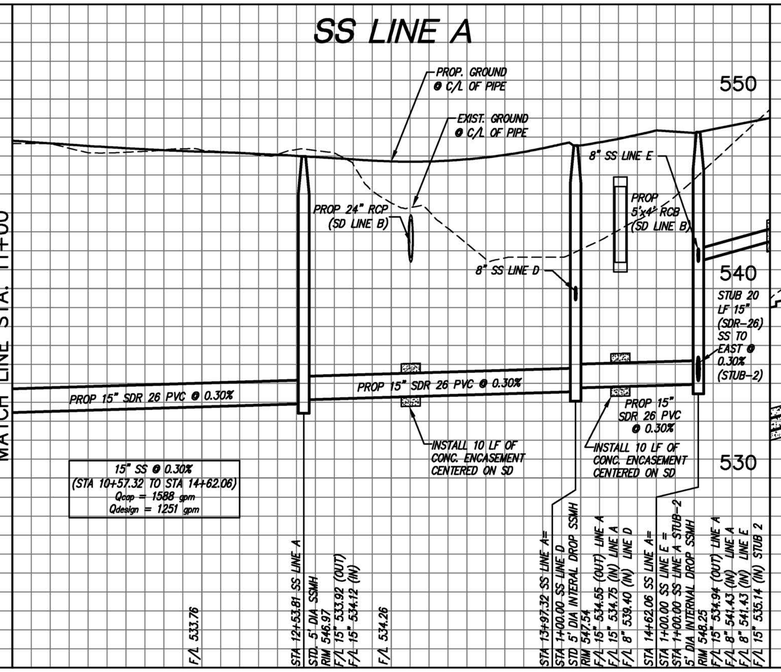

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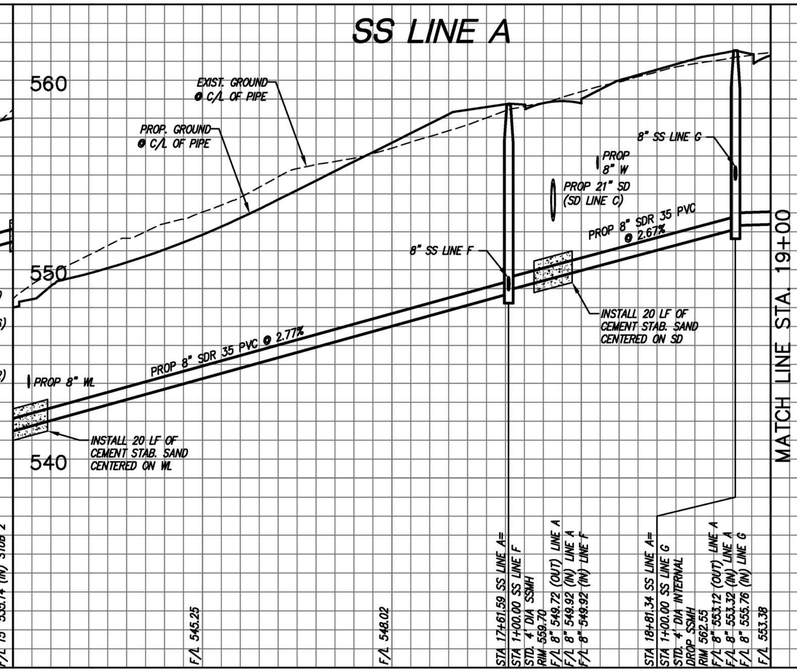

BENCHMARKS

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RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.

DATE: 1/08/2018

no.	revision	by	date

scale
horiz 1"=40'
vert 1"=4'
date FEB 2017

teague nall & perkins
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STATE OF TEXAS · SCOTT C. WILHELM · 82792 · REGISTERED PROFESSIONAL ENGINEER
Date: 2/17/17 P.E.

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Profile SS Line A (1 of 2)

tnp project ACD 14208
sheet 11 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\11-17 Sanitary Sewer Profiles.dwg at Jan 10, 2018-2:27pm by Chris_O
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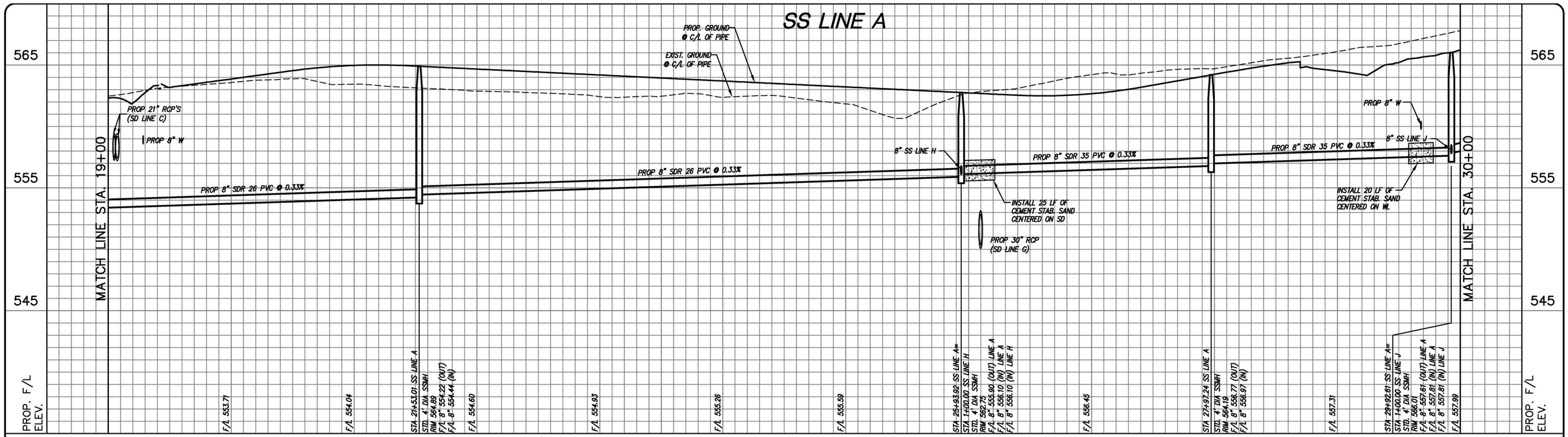
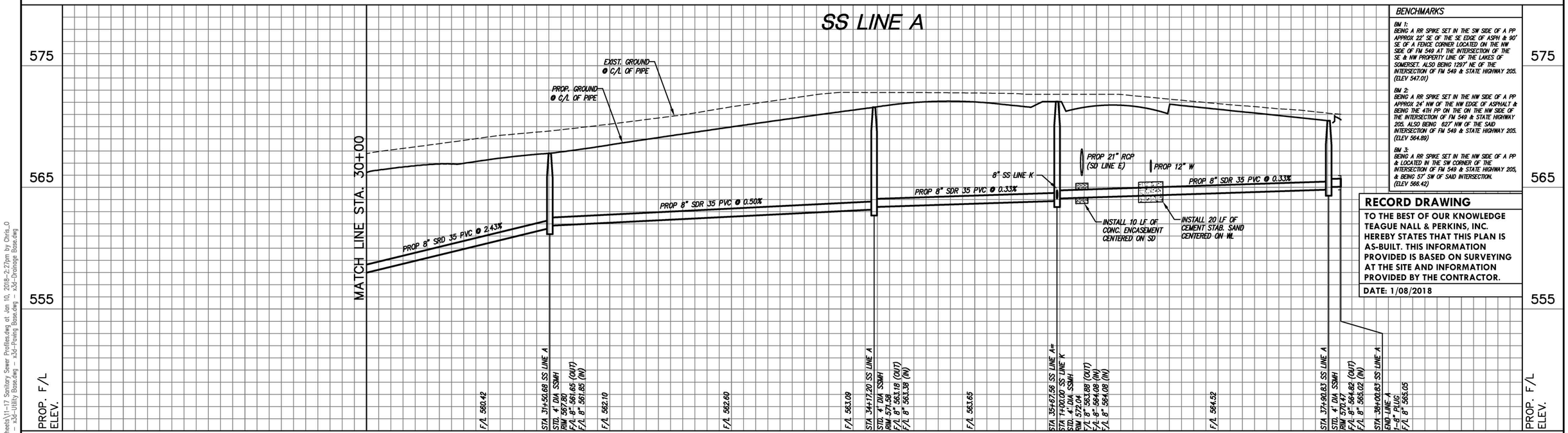
ACD14208





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City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Profile SS Line A (2 of 2)

tnp project ACD 14208
sheet 12 of 77

Drawing: O:\PROJECTS\AD14208\cad\sheets\11-17 Sanitary Sewer Profiles.dwg at Jan 10, 2018-2:27pm by Chris_O
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ACD14208

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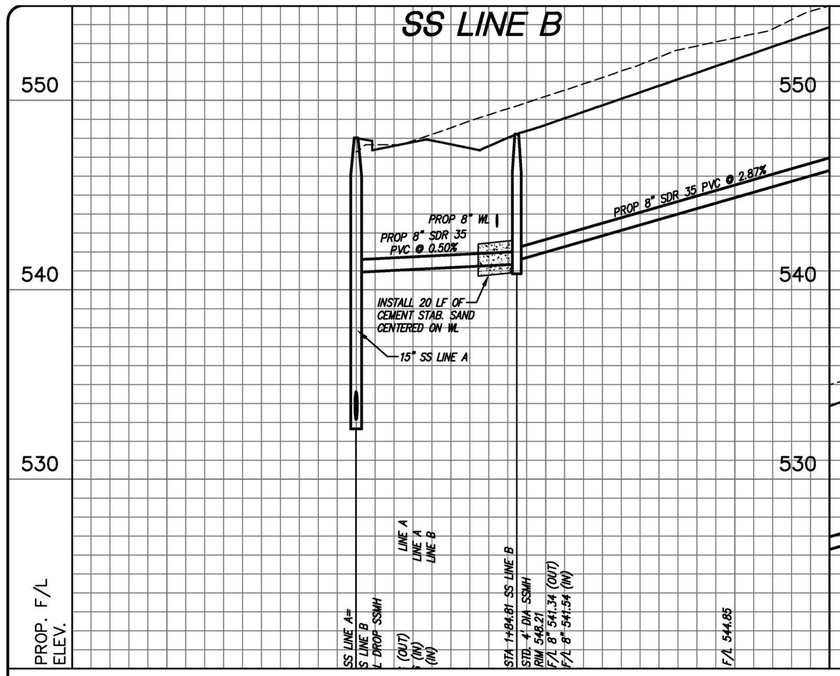

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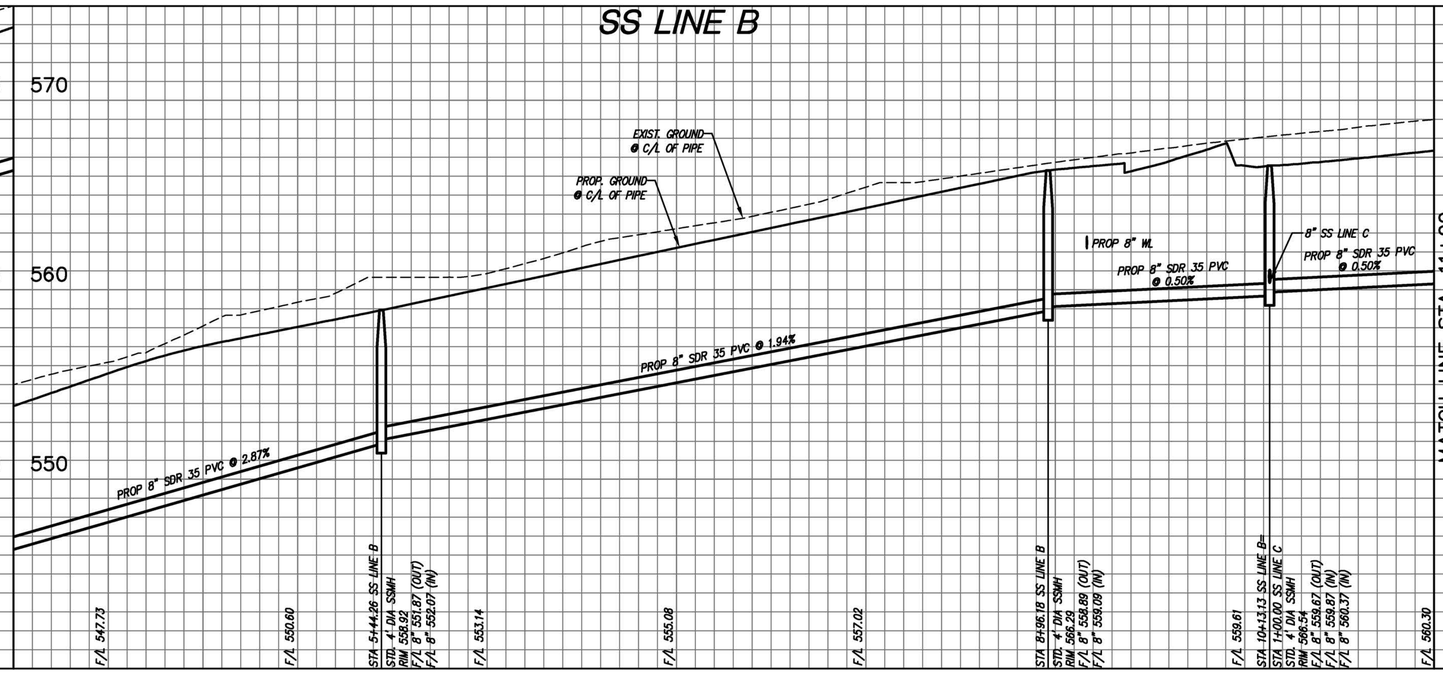

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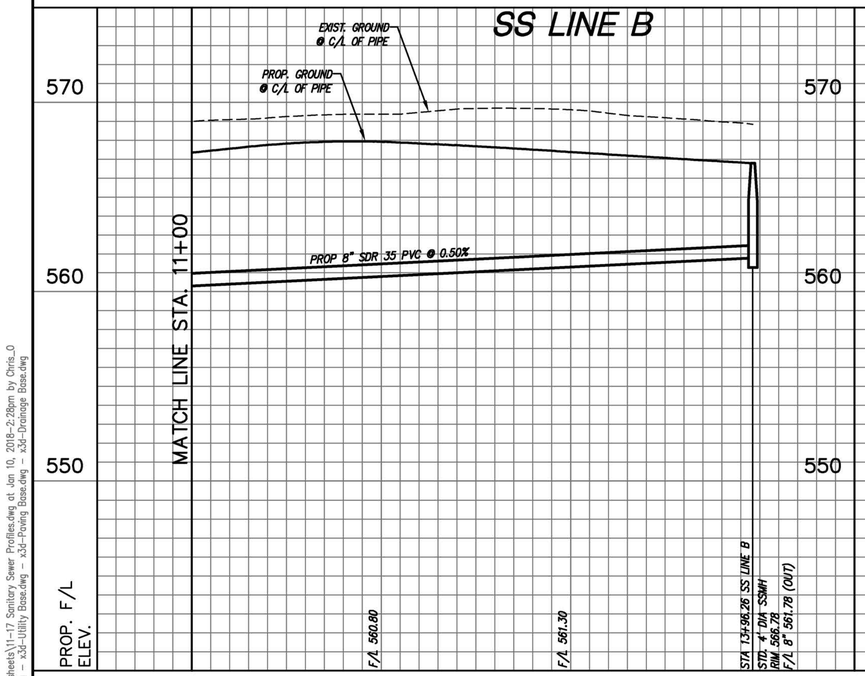

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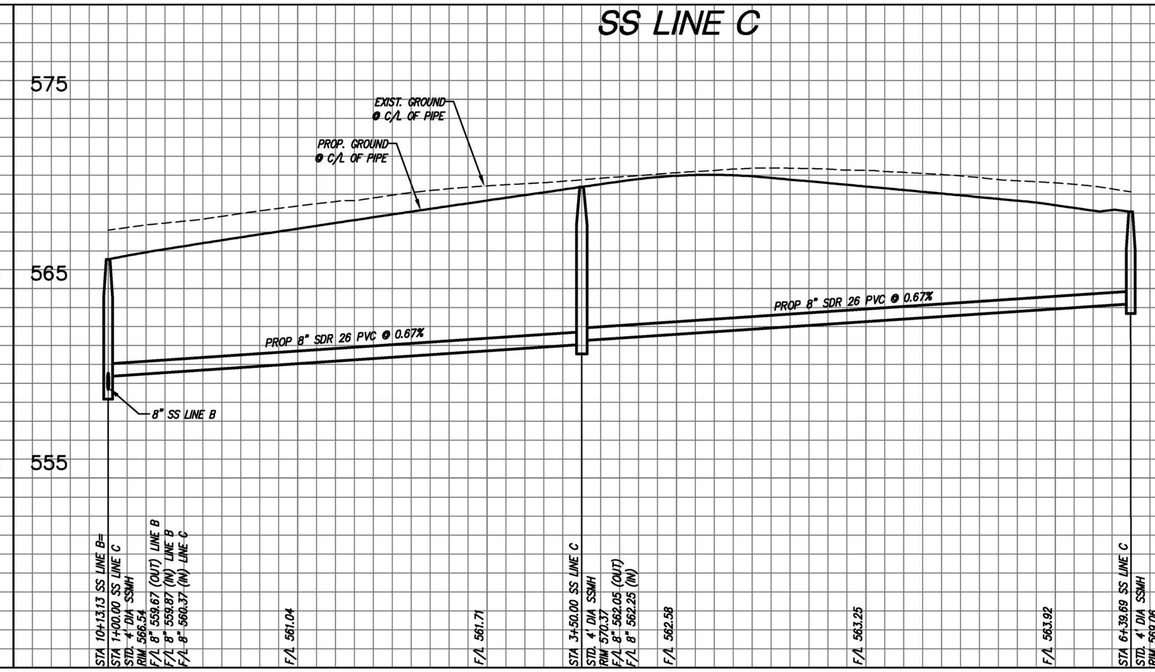

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City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Profile SS Line B & C

tnp project ACD 14208
sheet 13 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\11-17 Sanitary Sewer Profiles.dwg at Jan 10, 2018 - 2:28pm by Chris...O
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ACD14208

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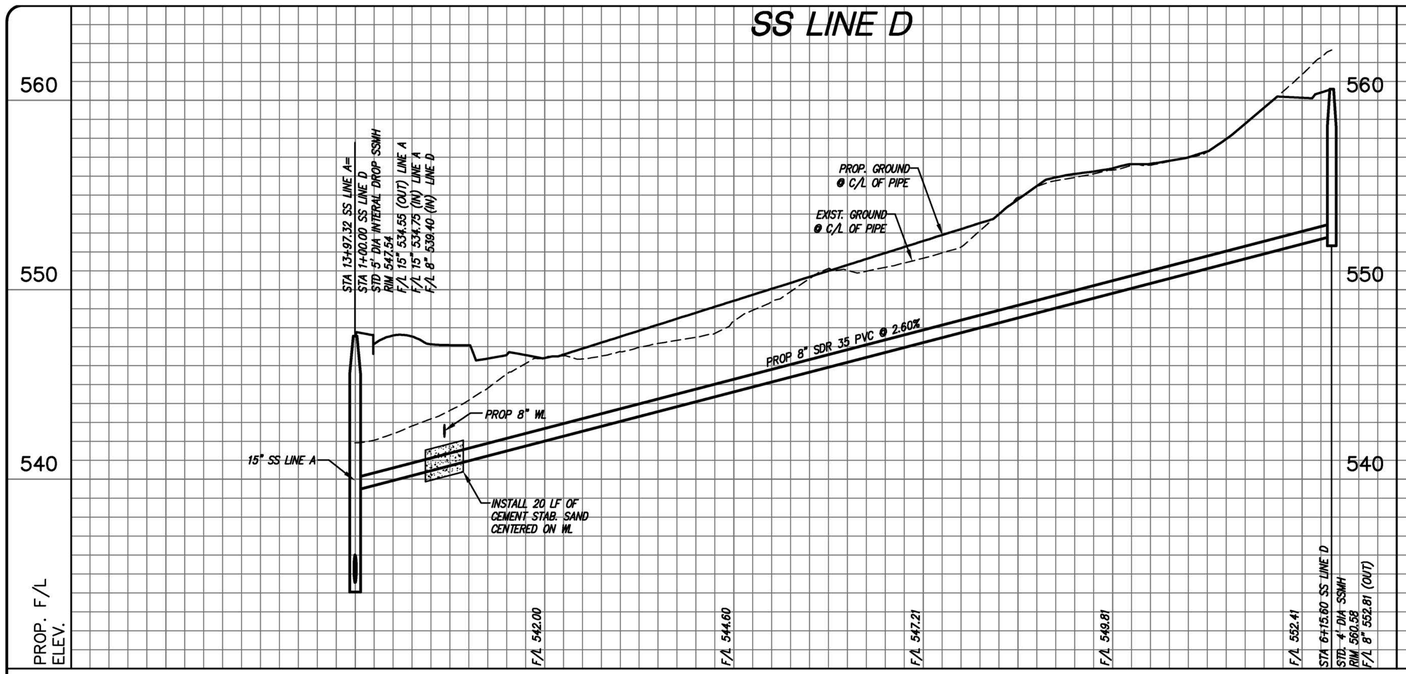

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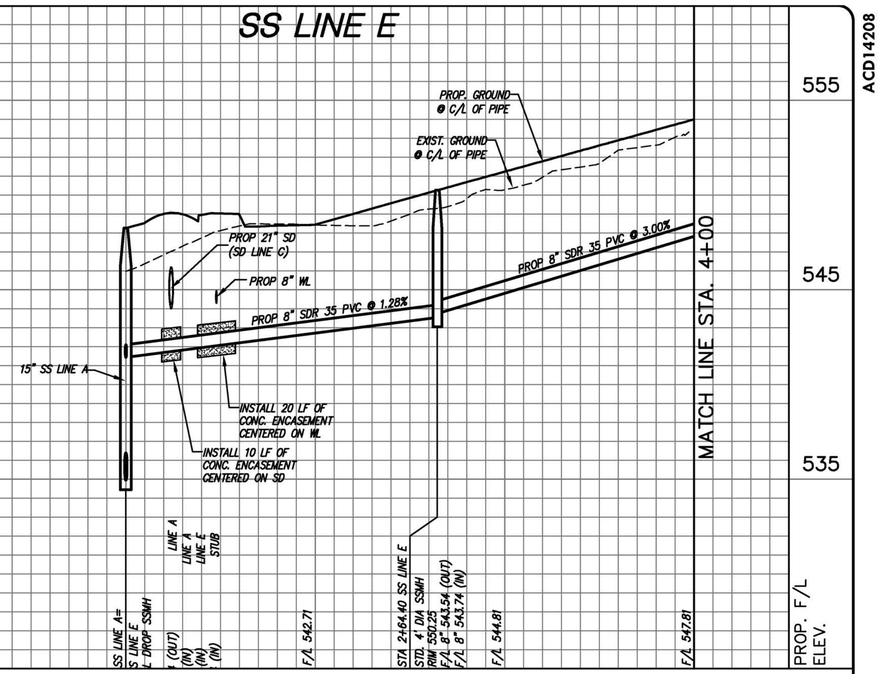

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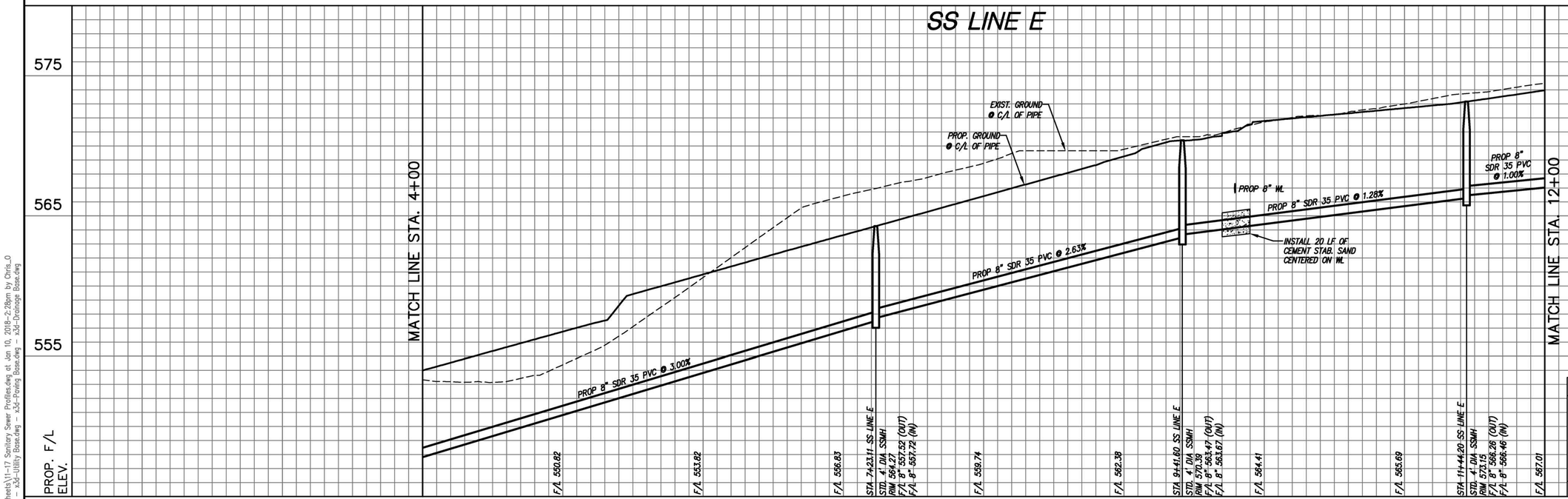

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City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Profile SS Line D & E

tnp project ACD 14208
sheet 14 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\11-17 Sanitary Sewer Profiles.dwg at Jan 10, 2018-2:28pm by Chris_O
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ACD14208

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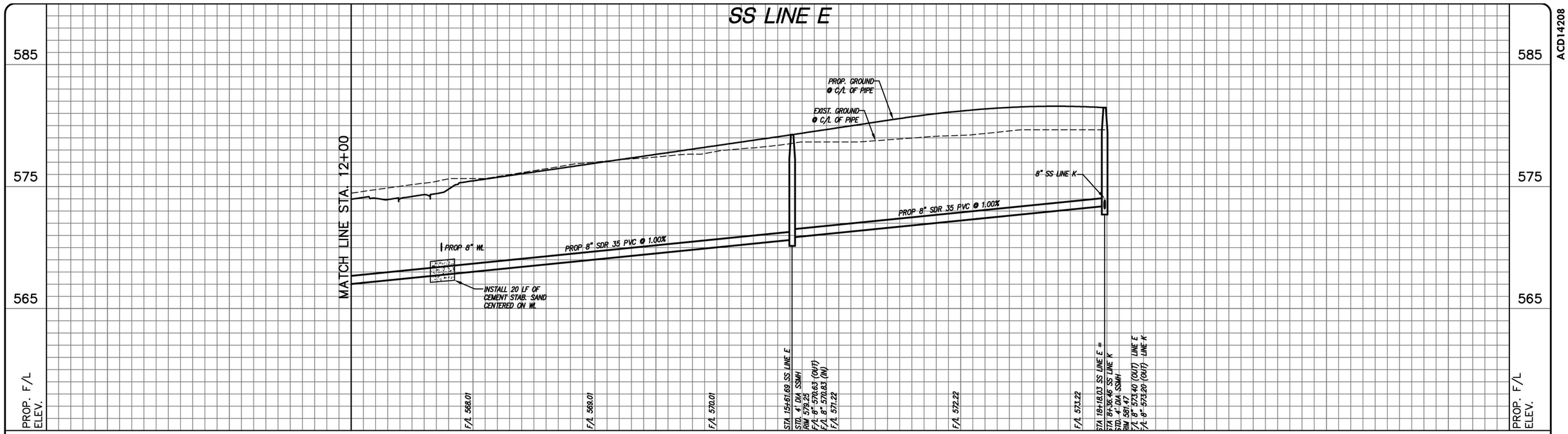

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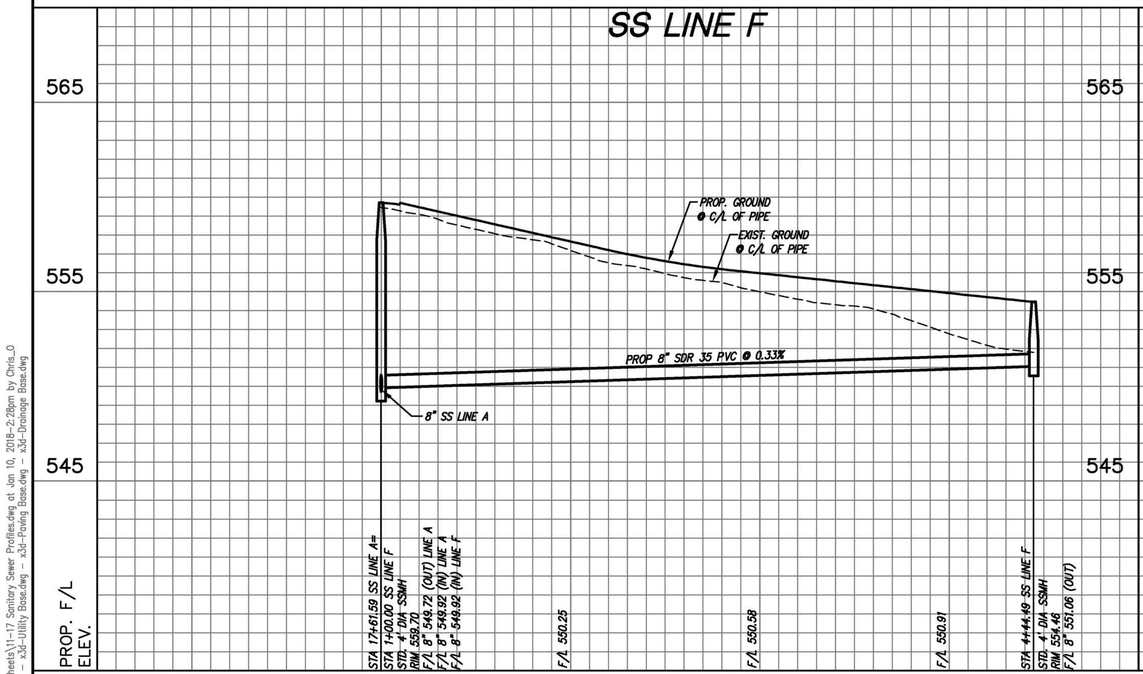

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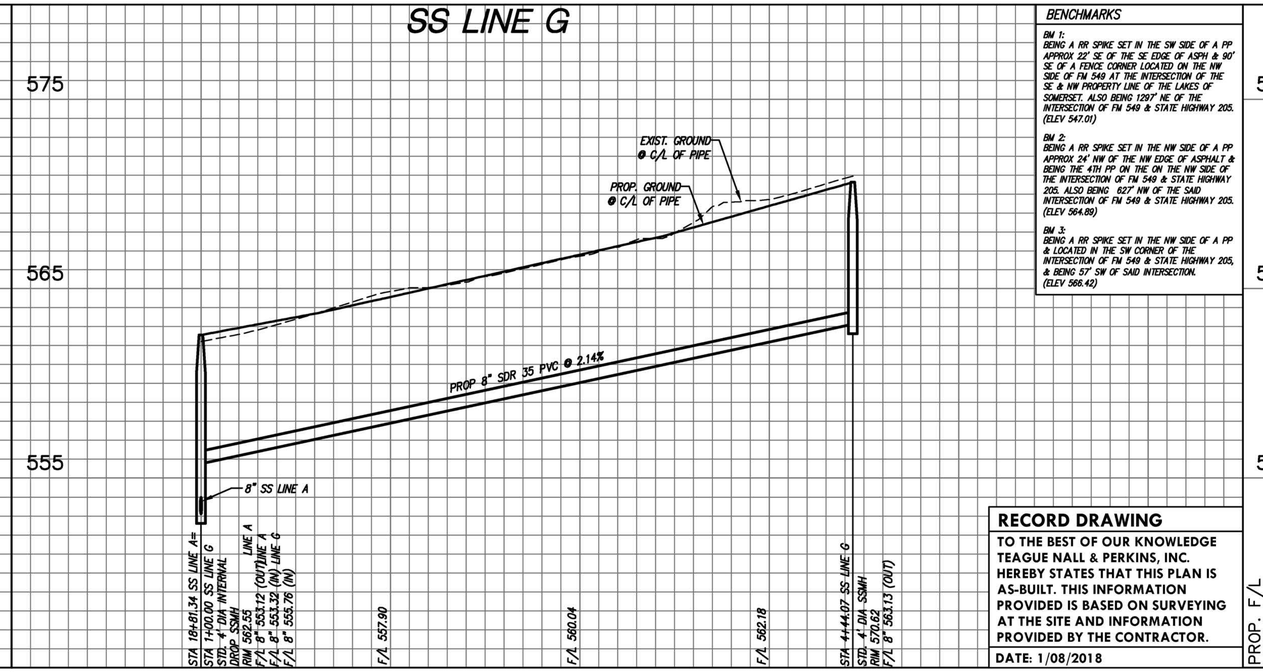

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City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Profile SS Line E, F, & G

tnp project ACD 14208
sheet 15 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\11-17 Sanitary Sewer Profiles.dwg at Jan 10, 2018-2:28pm by Chris_O
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ACD14208

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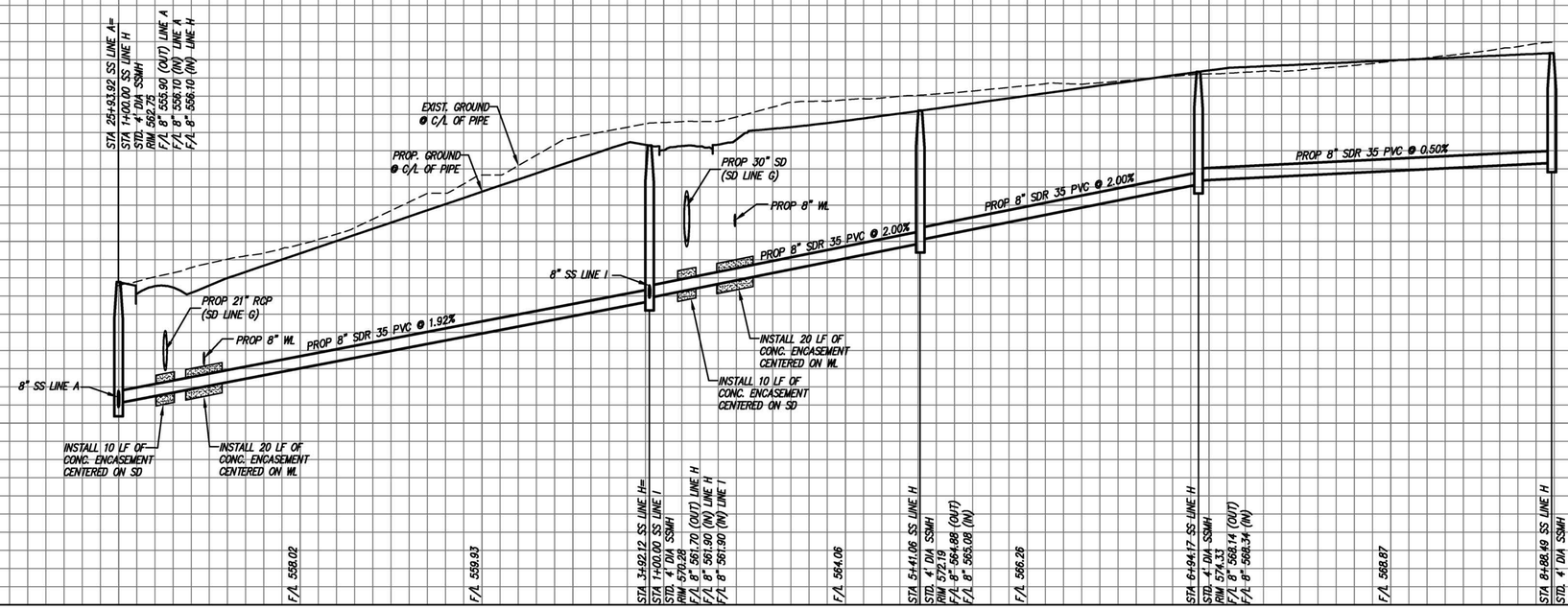

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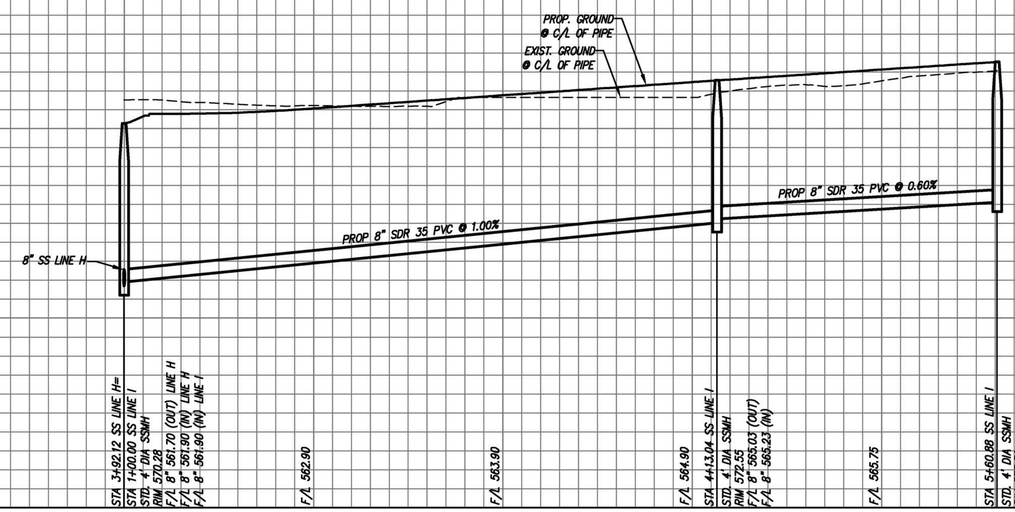

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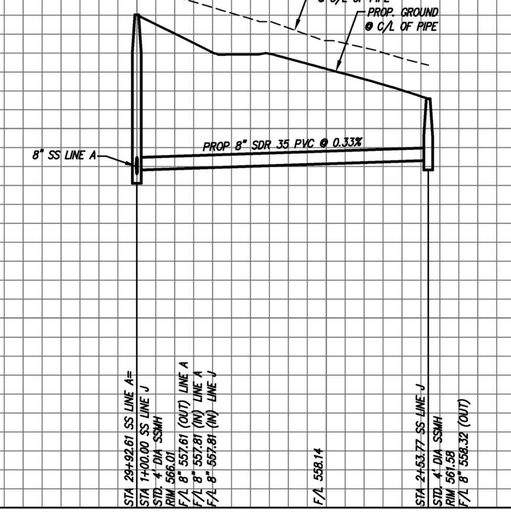

BENCHMARKS

BM 1:
BEING A RR SPIKE SET IN THE SW SIDE OF A PP APPROX 22' SE OF THE SE EDGE OF ASPH & 90' SE OF A FENCE CORNER LOCATED ON THE NW SIDE OF FM 549 AT THE INTERSECTION OF THE SE & NW PROPERTY LINE OF THE LAKES OF SOMERSET. ALSO BEING 1297' NE OF THE INTERSECTION OF FM 549 & STATE HIGHWAY 205. (ELEV 547.01)

BM 2:
BEING A RR SPIKE SET IN THE NW SIDE OF A PP APPROX 24' NW OF THE NW EDGE OF ASPHALT & BEING THE 4TH PP ON THE ON THE NW SIDE OF THE INTERSECTION OF FM 549 & STATE HIGHWAY 205. ALSO BEING 627' NW OF THE SAID INTERSECTION OF FM 549 & STATE HIGHWAY 205. (ELEV 564.89)

BM 3:
BEING A RR SPIKE SET IN THE NW SIDE OF A PP & LOCATED IN THE SW CORNER OF THE INTERSECTION OF FM 549 & STATE HIGHWAY 205, & BEING 57' SW OF SAID INTERSECTION. (ELEV 566.42)

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.

DATE: 1/08/2018

no.	revision	by	date

scale
horiz 1"=40'
vert 1"=4'
date FEB 2017

teague nall & perkins
1100 Macon Street
Fort Worth, Texas 76102
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

STATE OF TEXAS · SCOTT C. WILHELM · 82792 · REGISTERED PROFESSIONAL ENGINEER
Date: 2/17/17 P.E.

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Profile SS Line H, I, & J

tnp project ACD 14208
sheet 16 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\11-17 Sanitary Sewer Profiles.dwg at Jan 10, 2018-2:28pm by Chris_O
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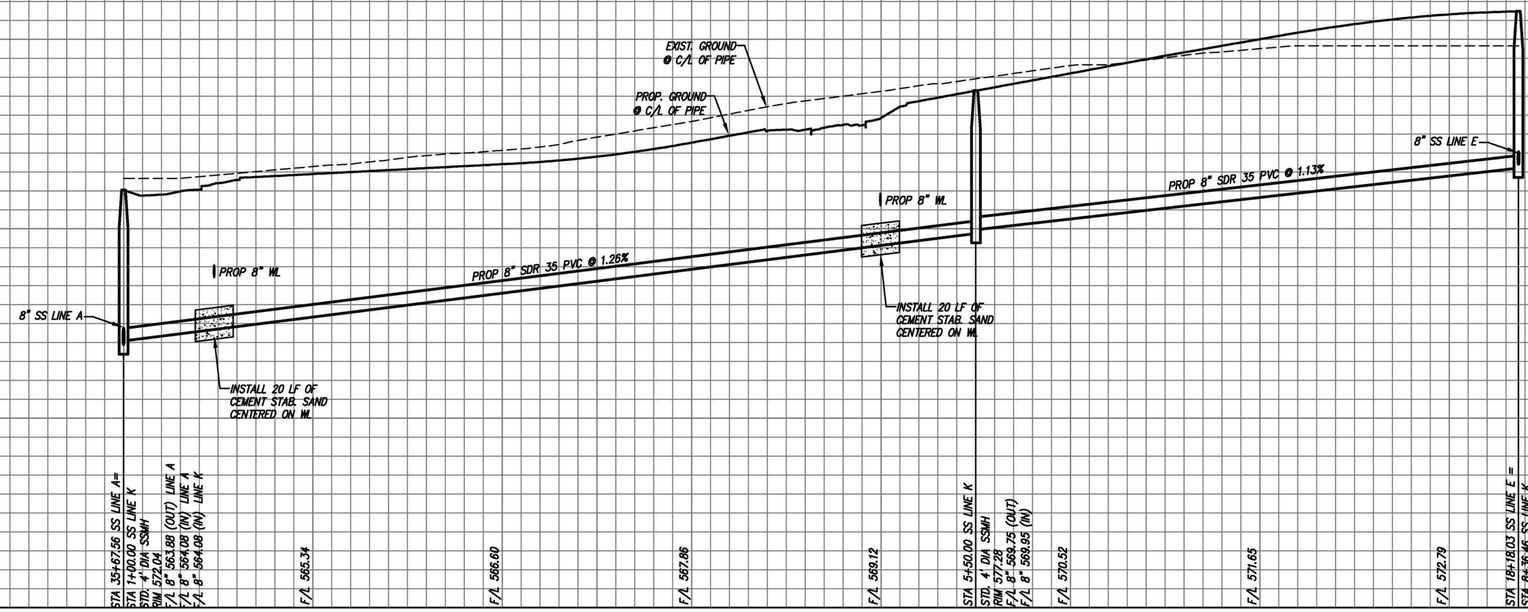
SS LINE K



ACD14208

BENCHMARKS

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City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Profile SS Line K

tnp project ACD 14208
sheet 17 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\11-17 Sanitary Sewer Profiles.dwg at Jan 10, 2018-2:28pm by Chris_O
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ACD14208

City of Rockwall Approved Water Materials List

Revised: August 19, 2013

Note: All materials on this list do not require separate submittals. All materials must be new and in good condition.

I. FIRE HYDRANTS

Mueller "Super Centurion 250-A423"
American Darling "B-84B-5"
Waterous "Pacer WB67"
Clow "Medallion"
M&H "Model 129 & 929"

II. VALVES

Mueller Resilient Seat
Mueller Resilient Wedge
Mueller Butterfly
American Darling Resilient Wedge
American Darling Butterfly
U.S. Pipe & Foundry "Metro-Seal" Resilient Wedge
American Flow Control – Series 2500 Resilient Wedge Valve
Clow Resilient Wedge
Pratt Butterfly
American AVK Resilient Seated Gate Valve Series 25, 4"-12"

III. VALVES – AIR RELEASE / COMBINATION AIR & VACUUM

Vent-O-Mat 025 RBX 2521 – 1"
Vent-O-Mat 050 RBX 2521 – 2"

IV. TAPPING SLEEVES AND VALVES

(All require ¾" NPT brass test plug.

Sleeves

Mueller H-304 Stainless Steel Tapping Sleeve w/Stainless Steel Flange
Tyler Traverse Tapping Sleeve
Clow Traverse Tapping Sleeve
Dresser Style 630 Heavy Stainless Steel Tapping Sleeve
PowerSeal Model 3490 Stainless Steel Tapping Sleeve
Ford All Stainless Tapping Sleeve Style FTSS
Ford All Stainless Tapping Sleeve Style FTSS-MJ
Smith-Blair 665 Stainless Steel Tapping Sleeve with Stainless Steel Flange Smith-Blair 665MJ
Stainless Steel Tapping Sleeve with Stainless Steel Flange Romac Industries, SST III

Service Saddles

Service Saddles (for PVC, DI or CI)				
Size/Manufacturer	**Mueller**	**Jones**	**Ford**	**A.Y. McDonald**
¾-inch, 2 Strap	BR-2B, BR-2S	J-979, J-969	202B, 202BS	3825, 3845
1-inch, 2 Strap	BR-2B, BR-2S	J-979, J-969	202B, 202BS	3825, 3845
1 ½ -inch, 2 Strap	BR-2B, BR-2S	J-979, J-969	202B, 202BS	3825, 3845
2-inch, 2 Strap	BR-2B, BR-2S	J-979, J-969	202B, 202BS	3825, 3845

Note: All of the above service saddles are to be cc thread. Saddles must be supplied with stainless steel bolt/nut/washer, with the exception of a double strap bronze saddle.

VI. RESTRAINT (RETAINER) GLANDS

Uni-Flange Series 1400 for 4" thru 12" (Ductile Iron)
Uni-Flange Series 1500 for 4" thru 12" (C900 PVC)
EBAA Iron 1100 Series Megalug (Ductile Iron)
EBAA Iron 2000PV Series Megalug (C900 PVC)
Stargrip Series 4000 (C900 PVC)
Stargrip Series 3000 (Ductile Iron)
Sigma – One Lok (C900/905 PVC)
Tyler Union Field Lock (Ductile Iron)
Tyler Union Tufgrip 1000 (Ductile Iron)
Tyler Union Tufgrip 2000 (PVC)

VII. RESTRAINT (INTERNAL JOINT RESTRAINED

Eagle LOC 900 for 4" thru 12" C900 DR14 PVC Pipe
Diamond Lok-21 for 4" thru 12" C900 DR14 PVC Pipe

VIII. CORPORATION VALVE (STOPS)

Corporation Valves				
Size/Manufacturer	**Mueller**	**Jones**	**Ford**	**A.Y. McDonald**
¾-inch	B-25008	J-1937-SG	FB-1000-3-Q	4701BQ
1-inch	B-25008	J-1937-SG	FB-1000-4-Q	4701BQ
1 ½ -inch	B-25008	J-1937-SG	FB-1000-6-Q	4701BQ
2-inch	B-25008	J-1937-SG	FB-1000-7-Q	4701BQ

IX. ANGLE VALVE (STOPS)

Angle Meter Valves				
Size/Manufacturer	**Mueller**	**Jones**	**Ford**	**A.Y. McDonald**
¾-inch	B-24258	J-1963W-SG	BA43-332-WQ	4602BQ 3/4
1-inch	B-24258	J-1963W-SG	BA43-444-WQ	4602BQ 1
1 ½ -inch	B-24276	J-1975W-SG	BFA43-666-WQ	4602BQ 1 ½
2-inch	B-24276	J-1975W-SG	BFA43-777-WQ	4602BQ 2

X. DUCTILE IRON FITTINGS (Compact Only -C153)

American Pipe
Tyler Pipe Products
Clow Products
Star Pipe Products (tees, bends & anchor nipples)
Sigma/Nappco Products (tees, bends & anchor nipples)
Griffin Pipe Products

XI. VALVES STACKS AND BOXES

Bass & Hays adjustable valve box Model No. 2436S

XII. FIRE HYDRANT PAINT

Main Size	Color	Paint
6"	Silver – Top & Bottom	Sherwin Williams Silver-Brite Heavy Duty Rust Resistant Aluminum Paint B59S11
8"	Safety Blue Top – Aluminum Bottom	Sherwin Williams Heavy Duty Rust Resistant Aluminum Paint-Safety Blue B54T104
10" or larger	Yellow Top – Aluminum Bottom	Sherwin Williams Heavy Duty Rust Resistant Aluminum Paint-Safety Yellow B54Y37

XIII. METER BOXES

Meter Box Specification Table	
< 1 inch Service	DFW1814F-1BA DFW Plastics, Inc **Not Traffic Rated**
1-1/2-inch, 2-inch Service	DFW2818F-1BA DFW Plastics, Inc **Not Traffic Rated**
Traffic Rated Meter Box	DFW65C-14-10BA DFW65C-1BA - Can DFW65C-Overlay-Lid DFW Plastics

City of Rockwall Approved Wastewater Materials List

Revised: November 18, 2013

Note: All specified materials on this list do not require separate submittals. All materials must be new and in good condition.

I. SEWER MAIN AND SERVICE PIPE (Gravity Flow Only)

ASTM D3034 SDR-35 PVC 4" to 15" Diameter (Green in color)
ASTM D3034 SDR-26 PVC 18" to 30" Diameter and for any sewer line installed 10' and deeper (Green in color)
ASTM D3262 Fiberglass Sewer Pipe 18" to 54" and ASTM 4161 Fiberglass Fittings (must submit thickness design for wall thickness calculations) Approved Manufactures for Fiberglass Pipe and fitting are Hobas Pipe, US Composite Pipe South and Ameron International.

II. MANHOLE PIPE CONNECTORS

Link-Seal
A-LOC
KOR-N-SEAL – 306 Series By National Pollution Control Systems Inc.
PS (Press-Seal) – PSX: Direct Drive

III. SANITARY SEWER MANHOLE LIDS AND RINGS

Pamrex with Lock
East Jordan Iron Works 30" ERGO XL with Camlock Security closing device, MPIC Pick slot, elastomer T-Gasket in lid and infiltration plugs at the hinges. – Product No. 00148026L01
East Jordan Iron Works 24" ERGO with Camlock Security closing device, MPIC Pick slot, elastomer T-Gasket in lid and infiltration plugs at the hinges – Product No. NPR10-1213A (for retrofit work only)

IV. MANHOLE COATINGS (No dark colors allowed)

Raven 405 (125 mils thick)-light blue colored only
ConShield-terra cotta colored only (must be spark tested per NACE International Standard)

V. GEOTEXTILE MATERIAL (installed under precast manholes)

Mirafi 140N
Geotex 401

VI. MANHOLE GRADE RINGS

HDPE Adjustment Rings by Ladtech Inc.
ARPRO Expanded Polypropylene, ASTM D3575, by Cretex Seals
East Jordan Iron Works Infra-Riser.

VII. PRE-CAST MANHOLE GASKETS

Hanson – CR 097
Hydroconduit – Profile

VIII. MANHOLE CHIMNEY SEALS AND RING & COVER SEALING SYSTEMS:

Cretex with stainless steel self locking bands. (interior & exterior)
Riser Wrap by PSI

IX. MANHOLE DROP BOWL

Reliner / Duran Inc., Inside Drop Bowl with Stainless Steel anchor assemblies
Approved Equal

X. CLEANOUT

Bass & Hays 404 Lateral Cleanout with lid and gasket
Bass & Hays 339 Sanitary Sewer Cleanout Boot

XI. DOUBLE CLEANOUT METER BOX

Bass & Hays 3-LID2 (Sewer)
Approved Equal

XII. THREADED ANCHOR

Hilti – KB3-SS304 5/8" anchor bolts or equal
Stainless Steel all thread 5/8" (embedded min 4-1/2" into cone with a epoxy or Wedge-it)
Simpson Strong Tie – Strong-Bolt 5/8"

XIII. FORCE MAIN PIPE

AWWA C-905 pipe, green colored

XIV. AIR RELEASE VALVE

Vent-O-Mat Anti-Shock Air Release and Vacuum Break Valves
Approved Equal

XV. ISOLATION GATE VALVE

American-Series 2500 2"-12" Resilient Wedge Gate Valves with Flanged Ends
Approved Equal

NOTE: All exposed Stainless Steel Bolts and Nuts must be coated with approved anti-seize compound: Permatex Nickel Anti-Seize or approved equal.

Materials not on this list will need to be submitted for review

RECORD DRAWING

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DATE: 1/08/2018

CONTRACTOR SHALL REFER TO THE CITY OF ROCKWALL'S STANDARDS OF DESIGN AND CONSTRUCTION AND NCTCOG 3RD EDITION STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

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STATE OF TEXAS
SCOTT C. WILHELM
82792
REGISTERED PROFESSIONAL ENGINEER
Scott Wilhelm, P.E.
Date: 2-13-17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Water and Sanitary Sewer Notes

tnp project
ACD 14208
sheet
18
of
77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\18 General Notes.dwg at Jan 10, 2018 - 2:28pm by Chris_O
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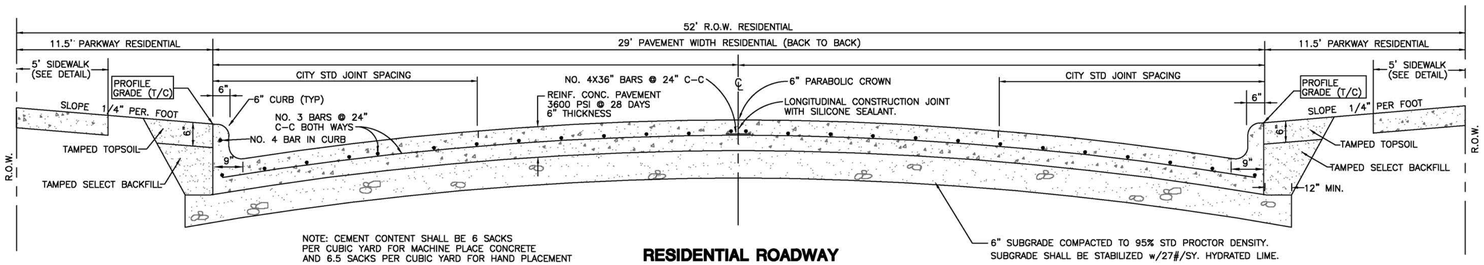
ACD14208

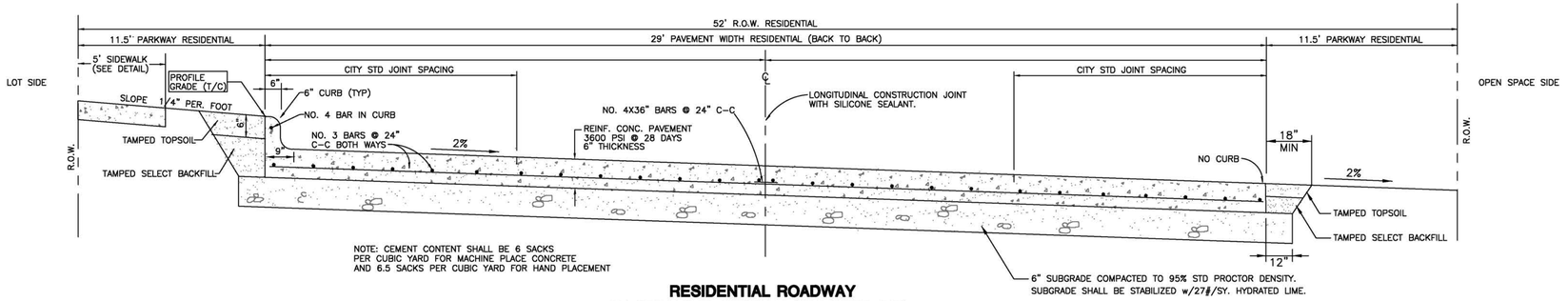


RESIDENTIAL ROADWAY W/PARABOLIC CROWN SECTION SYLVAN PARK (7+40 TO 12+27)* (BLYTHE WEST, GAGE ST, LOUDON ST, QUINCY ST, SELBORNE DR)

NTS

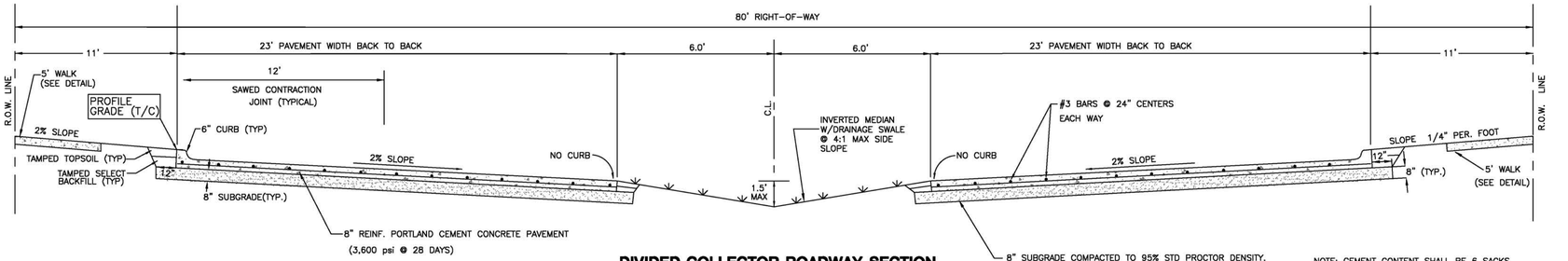
* ROAD WIDTH IS 56 TO ACCOMMODATE THE 8' TRAIL

NOTE: ALL RESIDENTIAL ROADWAYS SHALL BE CONSTRUCTED WITH A PARABOLIC CROWN UNLESS OTHERWISE NOTED.



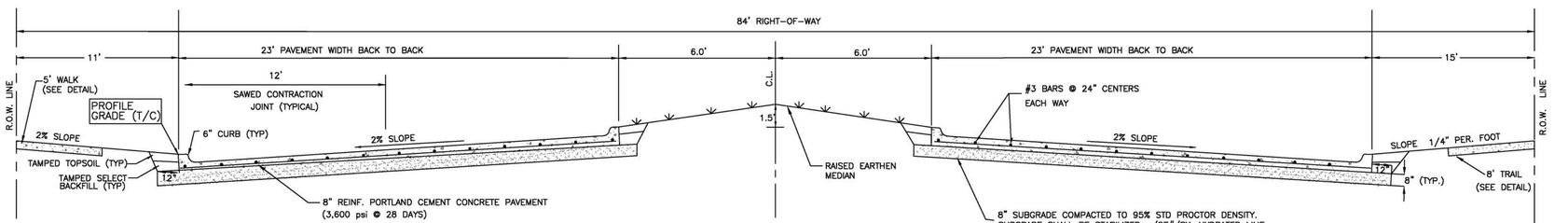
RESIDENTIAL ROADWAY W/STRAIGHT SECTION (OLMSTED DR)

NTS



DIVIDED COLLECTOR ROADWAY SECTION W/INVERTED MEDIAN (STABLE GLEN DR)

NTS



DIVIDED COLLECTOR ROADWAY SECTION W/RAISED MEDIAN (SYLVAN PARK DR)

NTS

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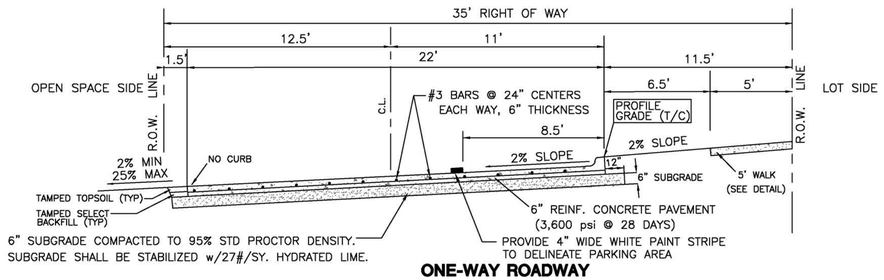
STATE OF TEXAS — SCOTT C. WILHELM — 82792 — LICENSED PROFESSIONAL ENGINEER
Scott Wilhelm, P.E.
Date: 2-13-17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Paving Sections & Details (1 of 2)

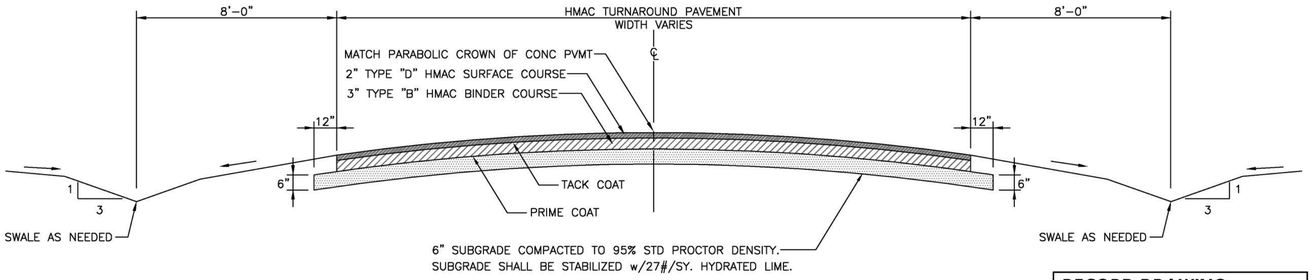
tnp project ACD 14208
sheet 19 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\19-20 Paving Sections & Details.dwg at Jan 10, 2018 - 2:28pm by Chris_O
Layout: Layout1 Xrefs: x-border.dwg



ONE-WAY ROADWAY
SECTION A-A
(LONG COMMON NORTH & SOUTH)
(LOUDEN ST. EAST & WEST)
(BLYTHE ST. EAST & WEST)

NTS



TEMPORARY HMAC TURNAROUND
CROSS SECTION

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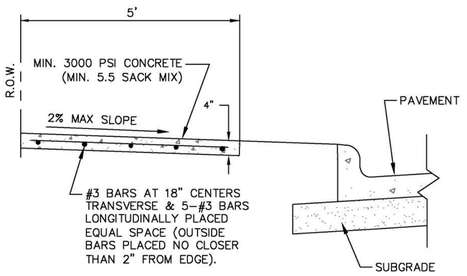
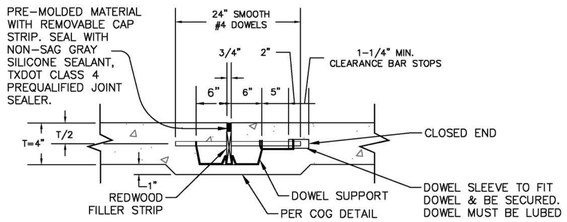


NOTES:

1. TOOLED JOINT EVERY 6'.
2. EXPANSION JOINT EVERY 42', (SEE SIDEWALK TRANSVERSE EXPANSION JOINT DETAIL)

5' SIDEWALK DETAILS

NTS

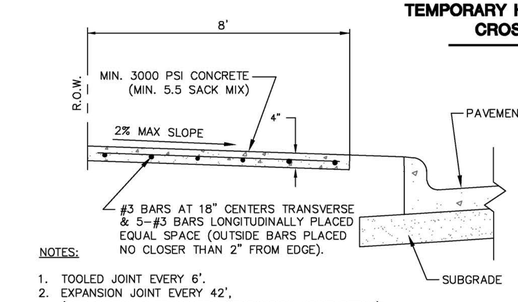


NOTES:

1. SPACING SHALL BE 12" CENTERS.
2. SIDEWALK REINFORCING STEEL NOT SHOWN FOR CLARITY AND SHALL STOP 3" FROM JOINT.

SIDEWALK TRANSVERSE EXPANSION JOINT

NTS

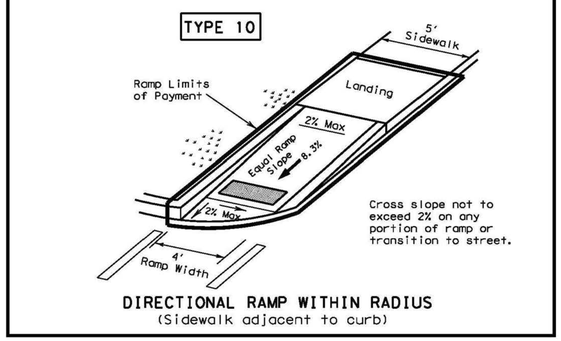


NOTES:

1. TOOLED JOINT EVERY 6'.
2. EXPANSION JOINT EVERY 42', (SEE SIDEWALK TRANSVERSE EXPANSION JOINT DETAIL)

8' TRAIL DETAILS

NTS



DIRECTIONAL RAMP WITHIN RADIUS
(Sidewalk adjacent to curb)

NOTES:

(A.) DETECTABLE WARNING DEVICES (DWD) SHALL BE PRE-MANUFACTURED CAST-IN-PLACE PLATES INSTALLED TO THE MANUFACTURER'S SPECIFICATIONS, AND SHALL MEET ALL ADA REQUIREMENTS. NO BRICK PAVERS ALLOWED. COLOR TO BE BRICK RED OR SIMILAR. DWD SHALL BE 24 INCHES IN LENGTH FOR THE FULL WIDTH OF THE STREET CONNECTION STARTING AT THE BACK OF CURB. A MAXIMUM 2-INCH BORDER SHALL BE ALLOWED ON THE SIDES OF THE DWD FOR PROPER INSTALLATION. TYPICAL WIDTH EQUALS 8 FT WIDE.

(B.) ALSO KNOWN AS "CLEAR SPACE" PER ADA PROWAG. A MINIMUM LANDING SPACE OF 5'x5' SHALL BE AT THE BOTTOM OF EVERY RAMP. THIS LANDING (CLEAR) SPACE SHALL HAVE A CROSS SLOPE IN ALL DIRECTIONS THAT DOES NOT EXCEED 2% AND SHALL BE WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.

(C.) THE RAMP COMPONENT OF THE DIRECTIONAL CURB RAMP SHALL HAVE A CONTINUOUS LONGITUDINAL SLOPE MORE THAN 5% AND LESS THAN 8.3%. THE RAMP SHALL ALSO HAVE A CROSS SLOPE OF NO MORE THAN 2%. LENGTH OF RAMP CAN VARY, BUT SHALL NOT EXCEED 15' TO ACHIEVE THE DESIRED ELEVATION CHANGE.

(D.) ALSO KNOWN AS "TURNING SPACE" PER ADA PROWAG, A MINIMUM LANDING SPACE OF 5'x5' SHALL BE AT THE TOP OF EVERY RAMP. THIS LANDING (TURNING) SPACE SHALL HAVE A CROSS SLOPE IN ANY DIRECTION THAT DOES NOT EXCEED 2%. LANDING MUST MATCH WIDTH OF SIDEWALK AND LENGTH SHALL BE THE SAME DISTANCE ("SQUARED" LANDING).

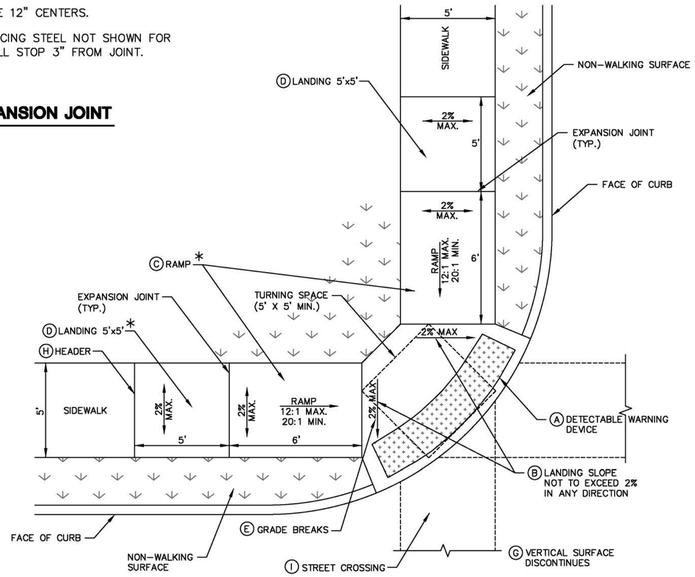
(E.) ALL CURB RAMPS SHALL HAVE GRADE BREAKS AT THE TOP AND BOTTOM THAT ARE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. CURB RAMPS MAY INCLUDE DWD IF ANY PART OF THE NEAREST EDGE TO CURB DOES NOT EXCEED 5'. IF PLACED ON RAMP, DWD MUST BE LOCATED AT THE GRADE BREAK.

(F.) PAVING CONTRACTOR SHALL LEAVE BLOCK OUT WITH A KEYWAY JOINT INSTALLED, MINIMUM OF 18 INCHES MEASURED FROM BACK OF CURB. BLOCK OUT SHALL BE POURED MONOLITHICALLY WITH CURB RAMP. TYPICAL BLOCK OUT SHALL BE 20' IN LENGTH, BUT VARYING CONDITIONS MAY REQUIRE MORE. CONCRETE SHALL TIE TO STREET PAVING WITH A KEYWAY JOINT. NO CURB SHALL BE CONSTRUCTED WHERE A DWD IS PROVIDED. THE CURB ON EITHER SIDE SHALL HAVE A TYPICAL 5' TAPER TO TRANSITION FROM THE STANDARD 6" CURB HEIGHT TO BE FLUSH WITH RAMP.

(G.) ALL WORK ASSOCIATED WITH ACCESSIBLE ROUTES SHALL BE INSTALLED FLUSH WITH ALL FEATURES TO MINIMIZE VERTICAL SURFACE DISCONTINUITIES. EACH SEGMENT ALONG ACCESSIBLE ROUTE SHALL BE FLUSH WITH NO MORE (ZERO TOLERANCE) THAN A 1/4" GRADE SEPARATION (ELEVATION DIFFERENCE), OR 1/2" GRADE SEPARATION IF BEVELED (BEVEL IN SLOPE SHALL NOT BE STEEPER THAN 50%).

(H.) A SIDEWALK HEADER SHALL BE CONSTRUCTED AT ENDS OF ALL WORK PERFORMED.

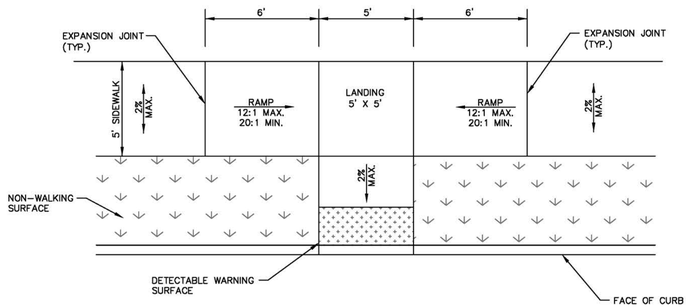
(I.) STREET CROSSINGS SHALL ADHERE TO SAME GUIDELINES AS OTHER ACCESSIBLE ROUTES WITHIN PUBLIC RIGHT-OF-WAY, AND SHALL BE FOR THE FULL WIDTH OF THE IN-LINE ACCESSIBLE ROUTE. CROSS SLOPE SHALL NOT EXCEED 2%. CROSS SLOPE SHALL NOT EXCEED 2%. NEW STREET CONSTRUCTION SHALL INCORPORATE ALL ADA DESIGN REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL AND CONTRACTOR TO ENSURE ALL STREET CROSSINGS MEET THE REQUIREMENTS OF PROWAG. STREET ALTERATION ON EXISTING STREETS TO BRING TO COMPLIANCE SHALL BE AT THE CITY ENGINEER'S DISCRETION.



BARRIER FREE RAMP CORNER DETAIL

NTS

* COMPONENT TO BE CONSTUCTED WHEN ADJOINING SIDEWALK IS BUILT.



BARRIER FREE RAMP PERPENDICULAR DETAIL

NTS

CONTRACTOR SHALL REFER TO THE CITY OF ROCKWALL'S STANDARDS OF DESIGN AND CONSTRUCTION AND NCTCOG 4TH EDITION STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR ALL ADDITIONAL DETAILS ON THIS PROJECT.

no.	revision	by	date

scale
horiz
vert
date
FEB 2017

teague nall & perkins
1100 Macon Street
Fort Worth, Texas 76102
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

STATE OF TEXAS — SCOTT C. WILHELM — 82792 — REGISTERED PROFESSIONAL ENGINEER
Scott Wilhelm, P.E.
Date: 2-13-17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Paving Sections and Details (2 of 2)

tnp project ACD 14208
sheet 20 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\19-20 Paving Sections & Details.dwg at Jan 10, 2018-2:28pm by Chris_O
Layout: Layout1 (2) Xrefs: x-border.dwg

ACD14208

POINT DATA				
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3	7010684.74	2606218.51	548.50	PRC
4	7010701.53	2606206.45	548.46	PCC
5	7010705.54	2606210.54	548.44	PCC
6	7010693.16	2606227.06	548.50	PCC
7	7010435.30	2606342.27	547.26	PCC
8	7010414.90	2606340.51	546.89	PCC
9	7010748.68	2606150.26	548.03	PCC
10	7010761.34	2606131.13	547.84	PCC
11	7010772.48	2606119.84	547.78	PCC

POINT DATA				
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13	7010785.50	2606115.49	547.74	PCC
14	7010769.79	2606138.25	547.84	PCC
15	7010753.08	2606153.97	548.03	PCC
17	7010732.02	2606129.49	547.98	PC
18	7010756.50	2606103.30	547.78	PT
19	7010776.37	2606166.87	547.98	PC
20	7010816.86	2606107.35	547.57	PRC
21	7010391.58	2606308.59	547.44	PRC
22	7010392.72	2606366.58	545.45	PRC

POINT DATA				
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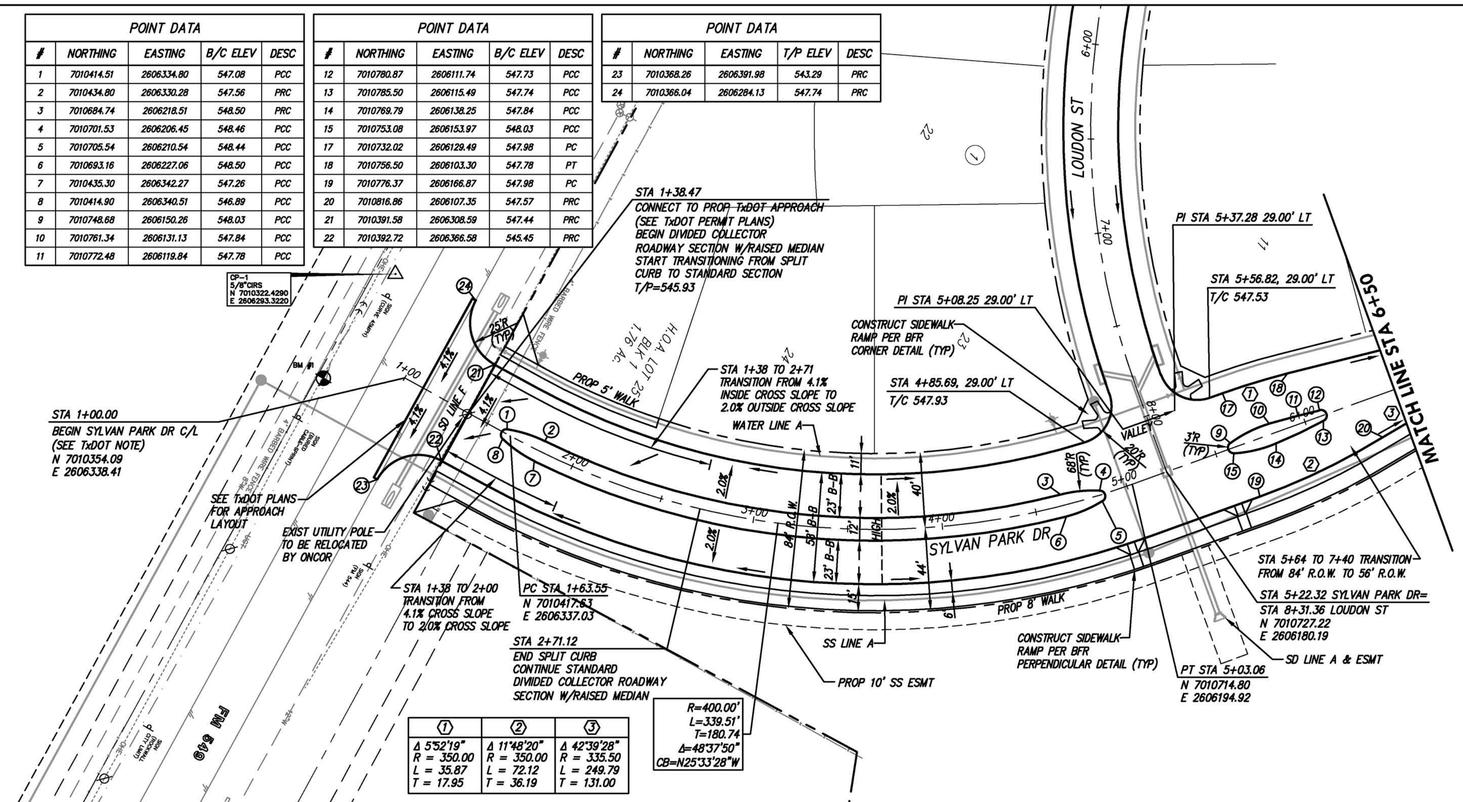
24	7010366.04	2606284.13	547.74	PRC



40 0 20 40

GRAPHIC SCALE

NOTES

1. SEE DETAIL SHEETS FOR SIDEWALK RAMP DETAILS.
2. TRUNCATED DOMES AT SIDEWALK RAMPS SHALL BE EITHER COLONIAL RED OR BRICK RED.

TxDOT NOTE

SEE TxDOT ACCESS PERMIT FOR CONSTRUCTION OF THE ROAD CONNECTION TO FM 549. ALL CONSTRUCTION WITHIN TxDOT R.O.W. WILL BE WITHIN TxDOT STANDARDS.

BENCHMARKS

BM 1:
BEING A RR SPIKE SET IN THE SW SIDE OF A PP APPROX 22' SE OF THE SE EDGE OF ASPH & 90' SE OF A FENCE CORNER LOCATED ON THE NW SIDE OF FM 549 AT THE INTERSECTION OF THE SE & NW PROPERTY LINE OF THE LAKES OF SOMERSET. ALSO BEING 1297' NE OF THE INTERSECTION OF FM 549 & STATE HIGHWAY 205. (ELEV 547.01)

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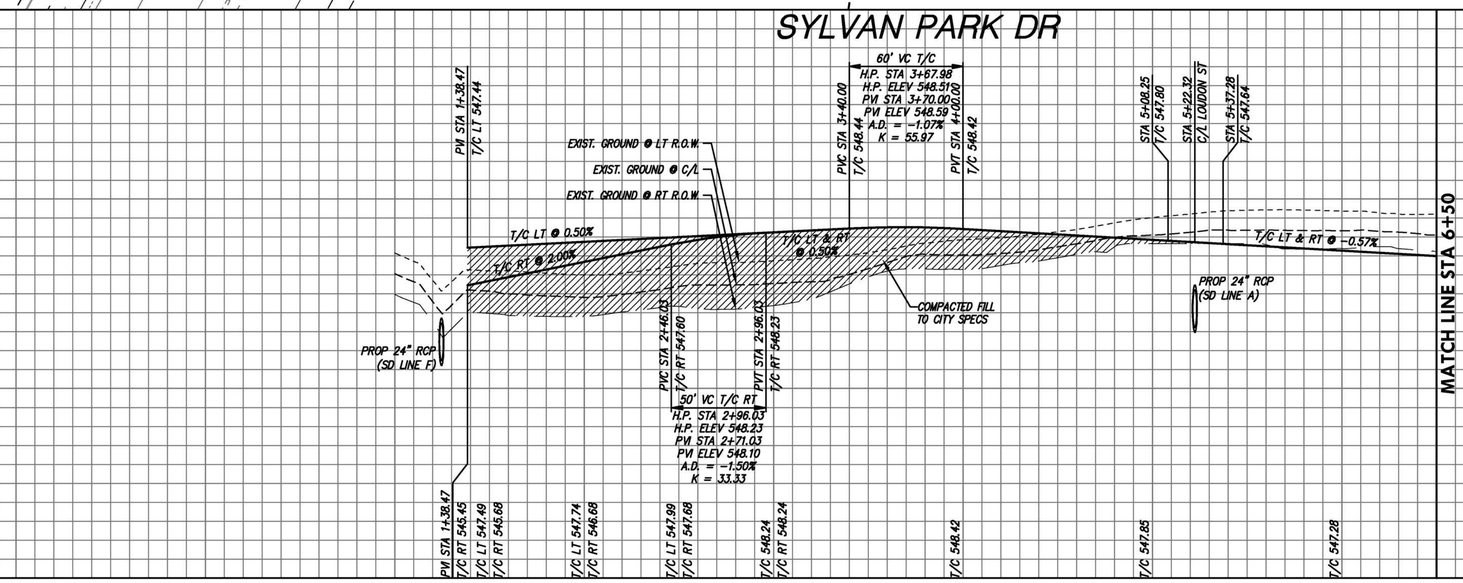

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.

DATE: 1/08/2018

no.	revision	by	date

scale
horiz 1"=40'
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STATE OF TEXAS · SCOTT C. WILHELM · 82792 · REGISTERED PROFESSIONAL ENGINEER

Scott Wilhelm, P.E.

Date: 2-13-17

City of Rockwall, Texas

Construction Plans for
Somerset Park, Phase 1

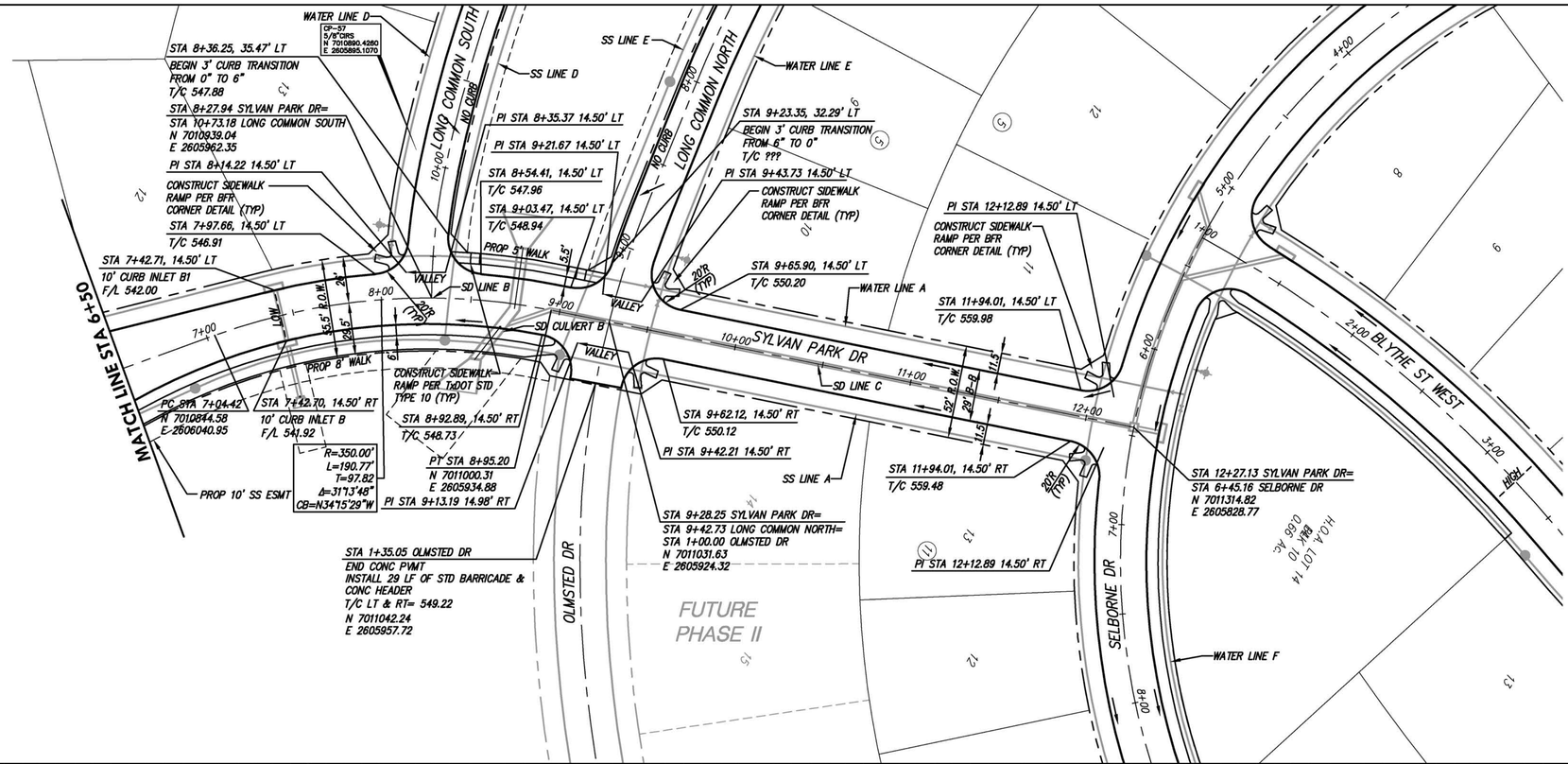
Paving Plan & Profile
Sylvan Park Dr (1 of 2)

tnp project ACD 14208

sheet 21 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\21-29 Paving Plan & Profile.dwg at Jan 10, 2018-2:29pm by Chris_O
Layout: Layout1 Xrefs: x-border.dwg – x3d-Existing Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x3d-Paving Base.dwg – x3d-Drainage Base.dwg – x3d-Utility Base.dwg – x3d-Site Base.dwg – x-border1.dwg

ACD14208



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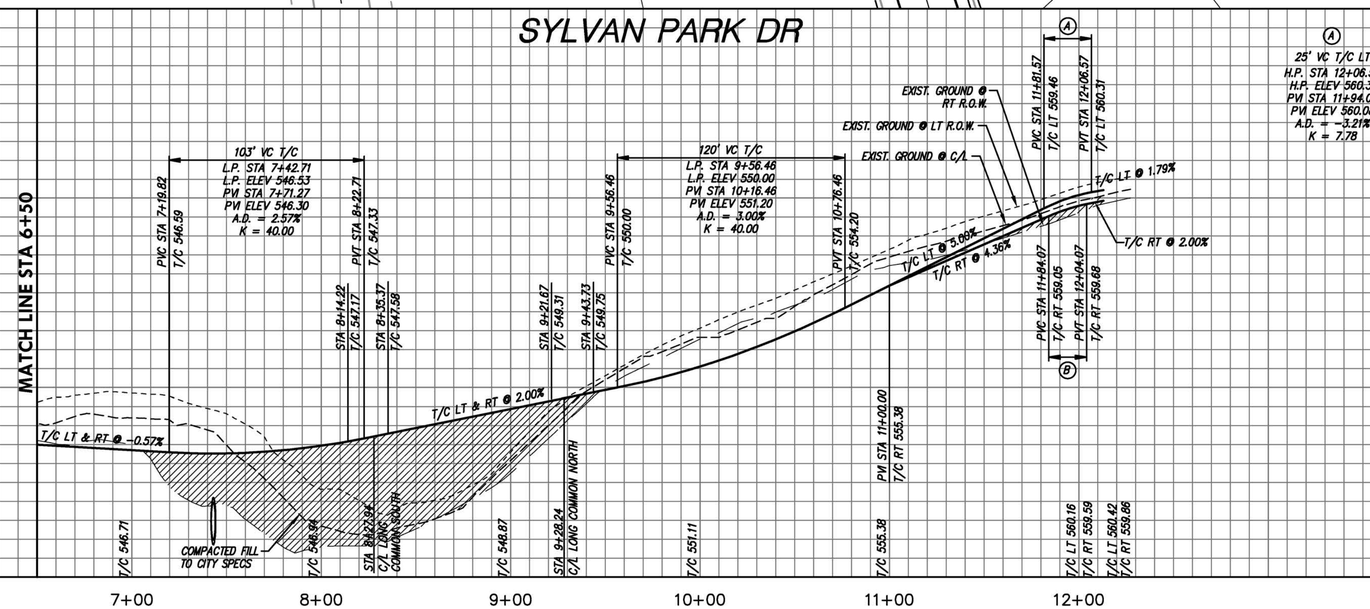

Ⓐ 25' VC T/C LT
H.P. STA 12+06.57
H.P. ELEV 560.31
PVI STA 11+94.07
PVI ELEV 560.08
A.D. = -3.21%
K = 7.78

Ⓑ 20' VC T/C RT
H.P. STA 12+04.07
H.P. ELEV 559.68
PVI STA 11+94.07
PVI ELEV 559.48
A.D. = -2.36%
K = 8.47

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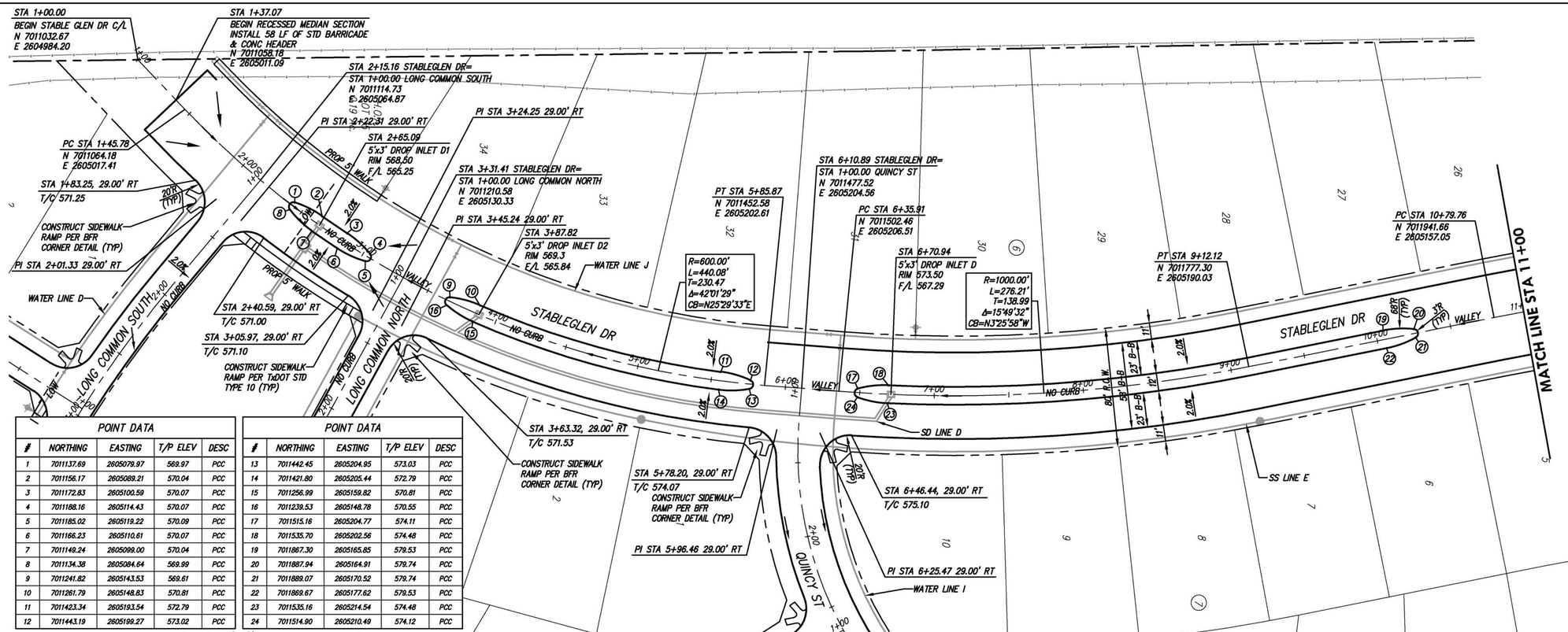
City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Paving Plan & Profile
Sylvan Park Dr (2 of 2)

tnp project ACD 14208
sheet 22 of 77

Drawing: C:\PROJECTS\ACD14208\cad\sheets\21-29 Paving Plan & Profile.dwg at Jan 10, 2018 - 2:29pm by Chris_O
Layout: Layout2 Xrefs: x-border.dwg - x3d-Existing Base.dwg - 14-1363-FINAL-BOUNDARY.dwg - x3d-Paving Base.dwg - x3d-Drainage Base.dwg - x3d-Utility Base.dwg - x3d-Site Base.dwg - x-border1.dwg

ACD14208



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4	7011188.16	2605114.43	570.07	PCC
5	7011185.02	2605119.22	570.09	PCC
6	7011166.23	2605110.61	570.07	PCC
7	7011149.24	2605099.00	570.04	PCC
8	7011134.38	2605084.64	569.99	PCC
9	7011241.82	2605143.53	569.61	PCC
10	7011261.79	2605148.83	570.81	PCC
11	7011423.34	2605193.54	572.79	PCC
12	7011443.19	2605199.27	573.02	PCC

POINT DATA				
#	NORTHING	EASTING	T/P ELEV	DESC
13	7011442.45	2605204.95	573.03	PCC
14	7011421.80	2605205.44	572.79	PCC
15	7011256.99	2605159.82	570.81	PCC
16	7011239.53	2605148.78	570.55	PCC
17	7011515.16	2605204.77	574.11	PCC
18	7011535.70	2605202.56	574.48	PCC
19	7011867.30	2605165.85	579.53	PCC
20	7011887.94	2605164.91	579.74	PCC
21	7011889.07	2605170.52	579.74	PCC
22	7011869.67	2605177.62	579.53	PCC
23	7011535.16	2605214.54	574.48	PCC
24	7011514.90	2605210.49	574.12	PCC

N

40 0 20 40

GRAPHIC SCALE

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STABLE GLEN DR

no.	revision	by	date

scale
horiz 1"=40'
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date FEB 2017

teague nall & perkins
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STATE OF TEXAS
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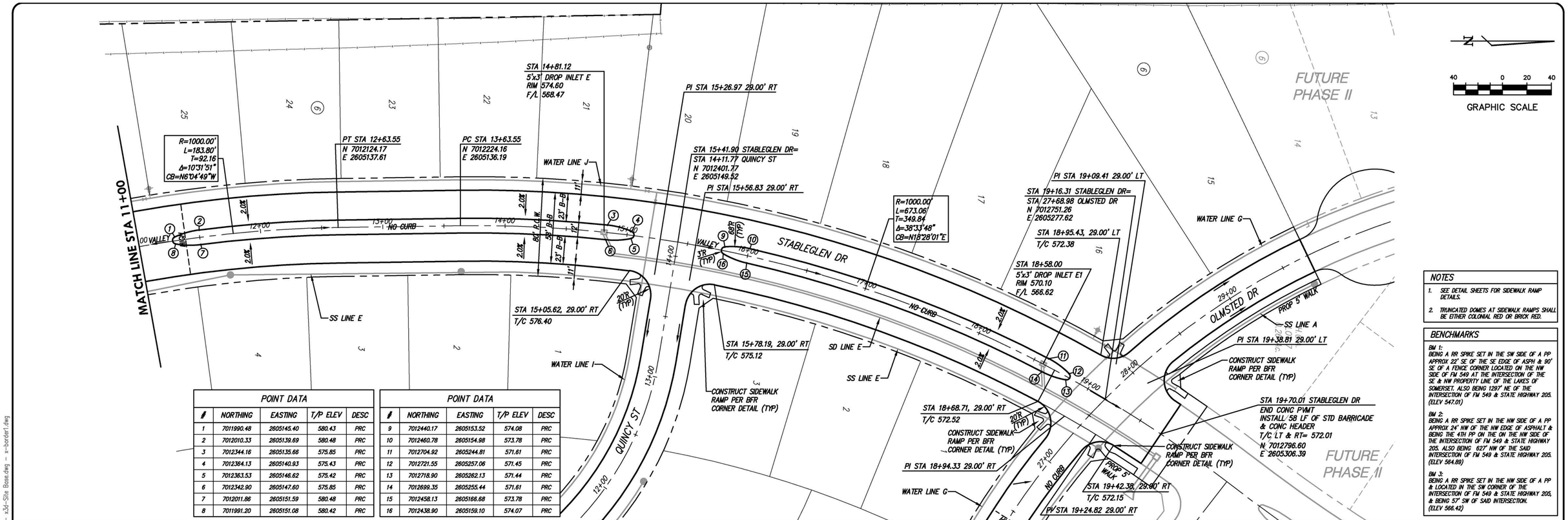
Scott Wilhelm, P.E.
Date: 2-13-17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Paving Plan & Profile
Stable Glen Rd (1 of 2)

tnp project ACD 14208
sheet 23 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\21-29 Paving Plan & Profile.dwg ct Jan 10, 2018 - 2:29pm by Chris_O
Layout: Layout3 Xrefs: x-border.dwg - x3d-Existing Base.dwg - 14-1363-FINAL-BOUNDARY.dwg - x3d-Paving Base.dwg - x3d-Drainage Base.dwg - x3d-Utility Base.dwg - x3d-Site Base.dwg - x-border1.dwg

ACD14208



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3	7012344.16	2605135.66	575.85	PRC
4	7012364.13	2605140.93	575.43	PRC
5	7012363.53	2605146.62	575.42	PRC
6	7012342.90	2605147.60	575.85	PRC
7	7012011.86	2605151.59	580.48	PRC
8	7011991.20	2605151.08	580.42	PRC

POINT DATA				
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9	7012440.17	2605153.52	574.08	PRC
10	7012460.78	2605154.98	573.78	PRC
11	7012704.92	2605244.81	571.61	PRC
12	7012721.55	2605257.06	571.45	PRC
13	7012718.90	2605262.13	571.44	PRC
14	7012699.35	2605255.44	571.61	PRC
15	7012458.13	2605166.68	573.78	PRC
16	7012438.90	2605159.10	574.07	PRC

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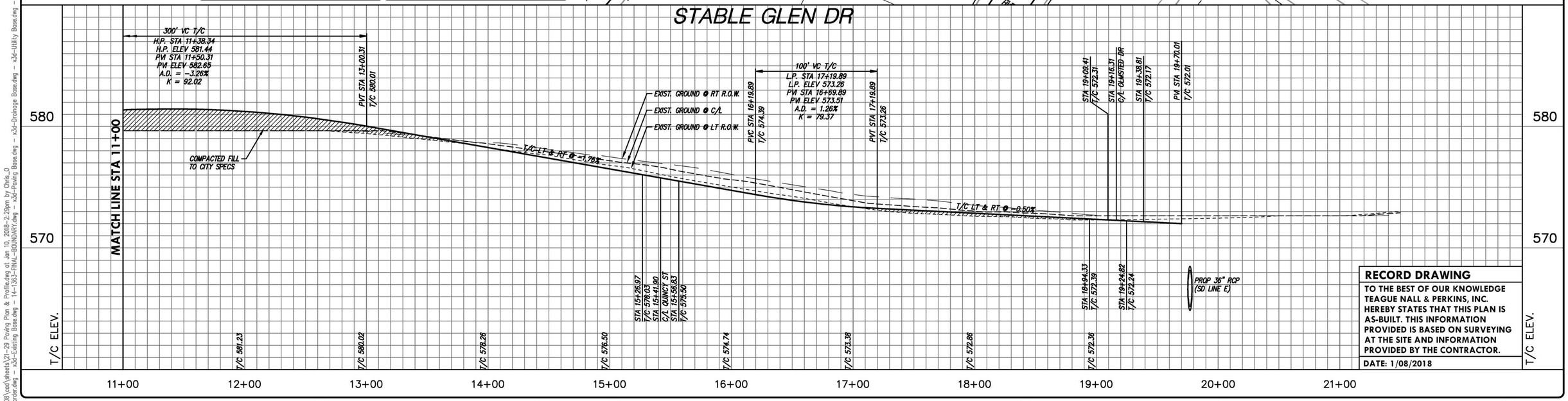

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Stable Glen Rd (2 of 2)

tnp project ACD 14208
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Drawing: O:\PROJECTS\ACD14208\cad\sheets\21-29 Paving Plan & Profile.dwg at Jan 10, 2018-2:29pm by Chris.O
Layout: Layout4 Xrefs: x-border.dwg – x3d-Existing Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x3d-Paving Base.dwg – x3d-Drainage Base.dwg – x3d-Utility Base.dwg – x3d-Site Base.dwg – x-border1.dwg

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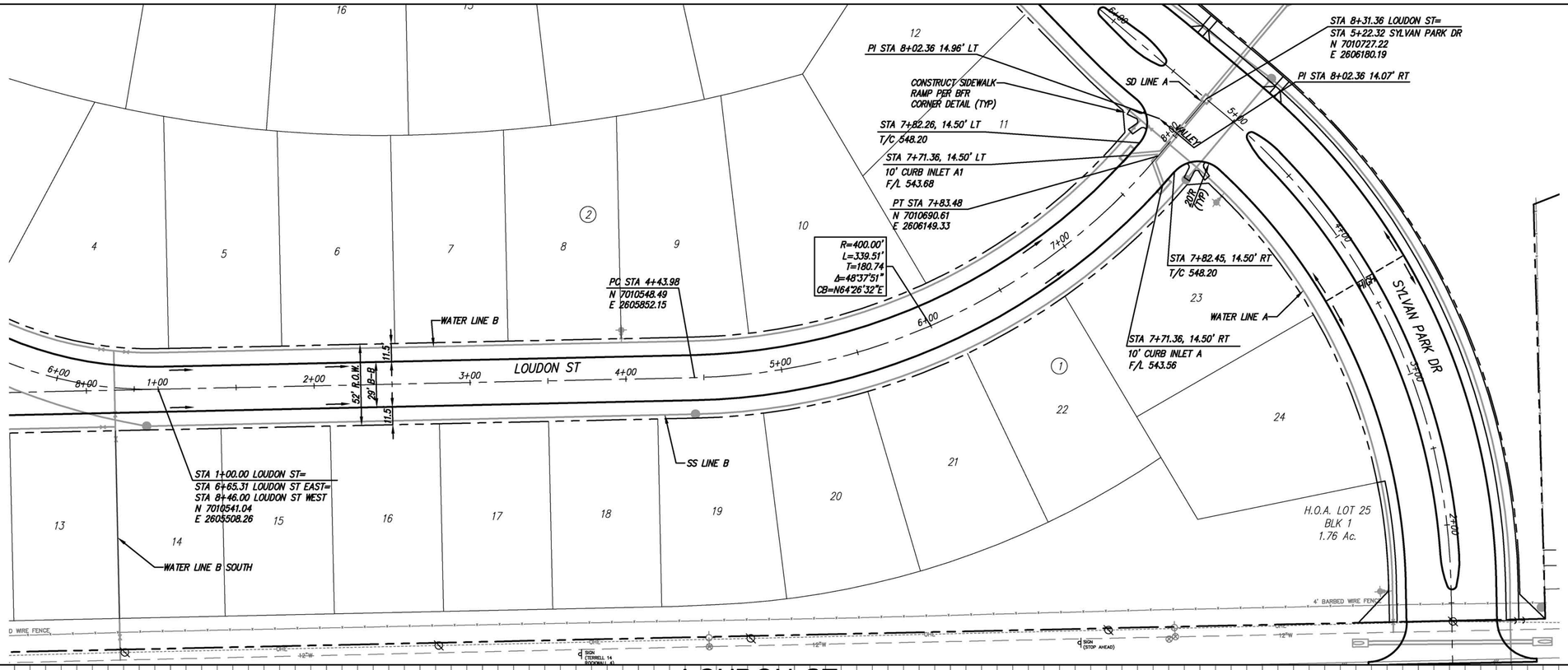

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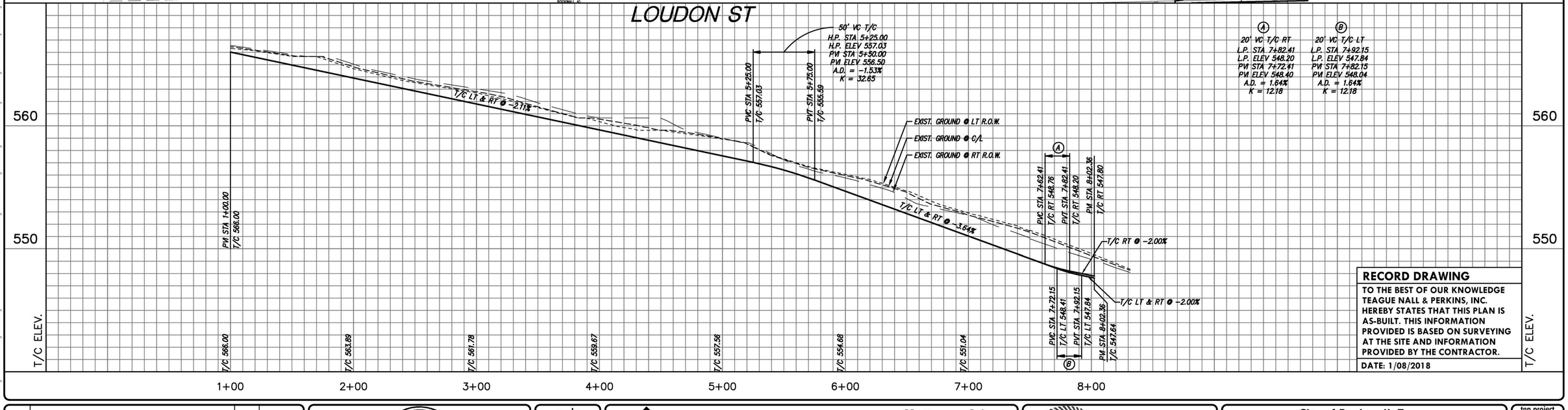

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tnp project ACD 14208
sheet 25 of 77

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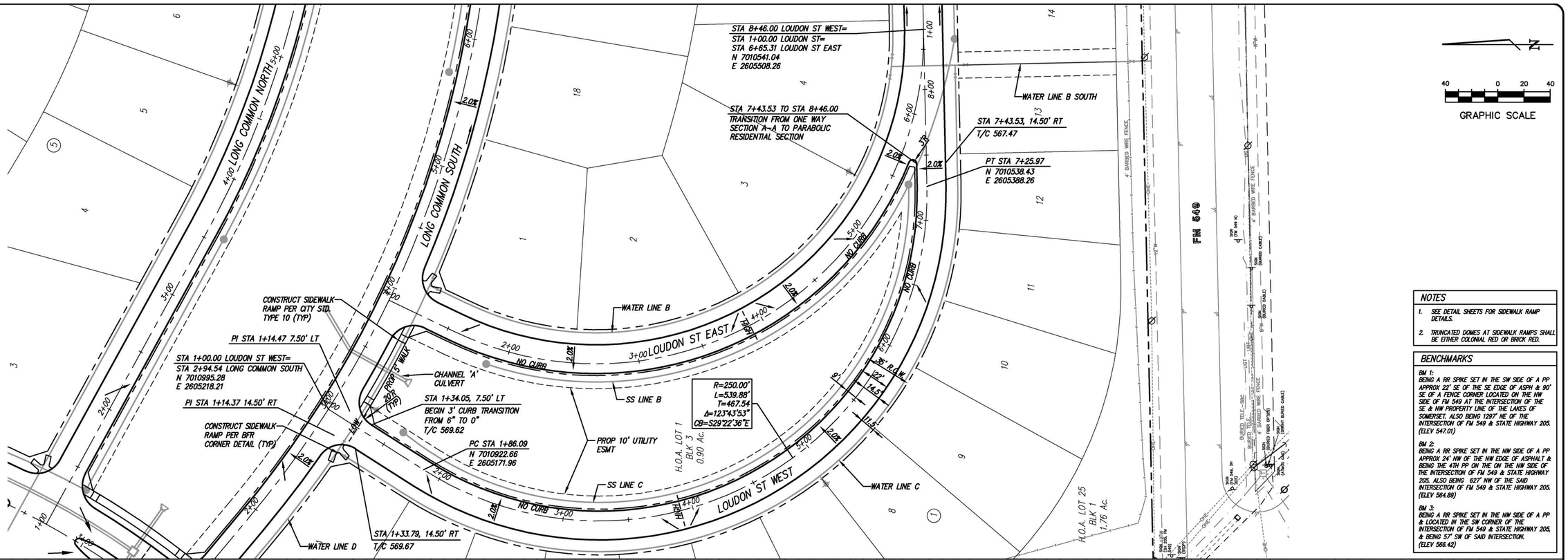
ACD14208



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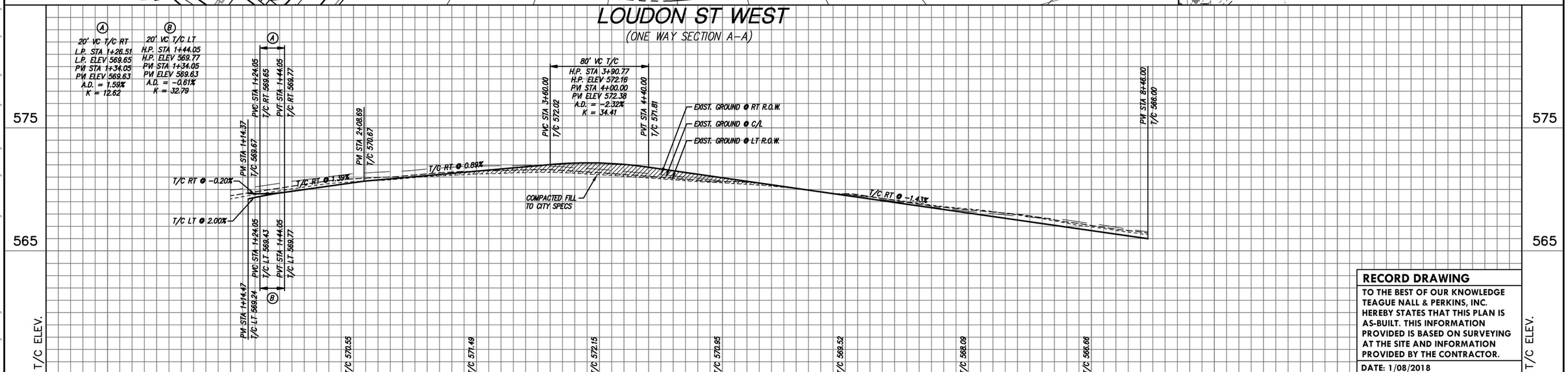
(ELEV 566.42)

LOUDON ST WEST

(ONE WAY SECTION A-A)



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DATE: 1/08/2018

no.	revision	by	date

scale
horiz 1"=40'
vert 1"=4'
date FEB 2017

teague nall & perkins
1100 Macon Street
Fort Worth, Texas 76102
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

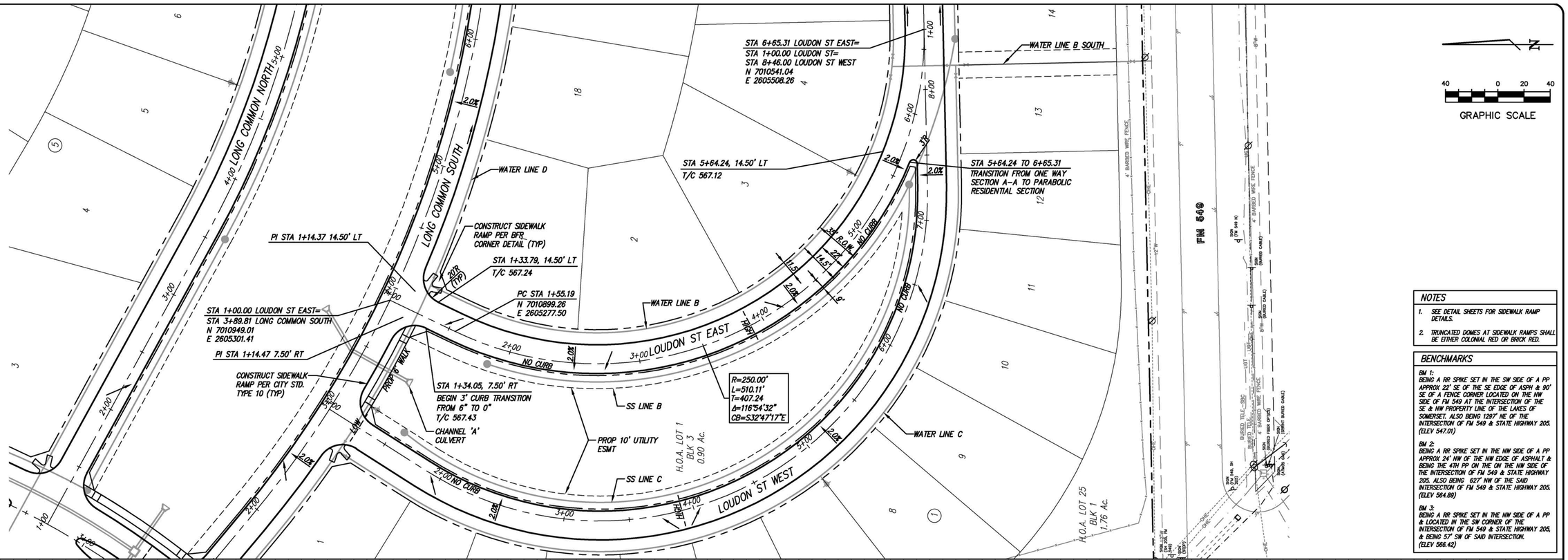
STATE OF TEXAS
SCOTT C. WILHELM
82792
REGISTERED PROFESSIONAL ENGINEER
Scott Wilhelm P.E.
Date: 2-13-17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Paving Plan & Profile
Loudon St West

tnp project ACD 14208
sheet 26 of 77

Drawing: O:\PROJECTS\ACD14208\Cost\sheets\21-29 Paving Plan & Profile.dwg at Jan 10, 2018-2:29pm by Chris_O
Layout: Layout6 Xrefs: x-border.dwg - x3d-Existing Base.dwg - 14-1363-FINAL-BOUNDARY.dwg - x3d-Paving Base.dwg - x3d-Drainage Base.dwg - x3d-Utility Base.dwg - x3d-

ACD14208



NOTES

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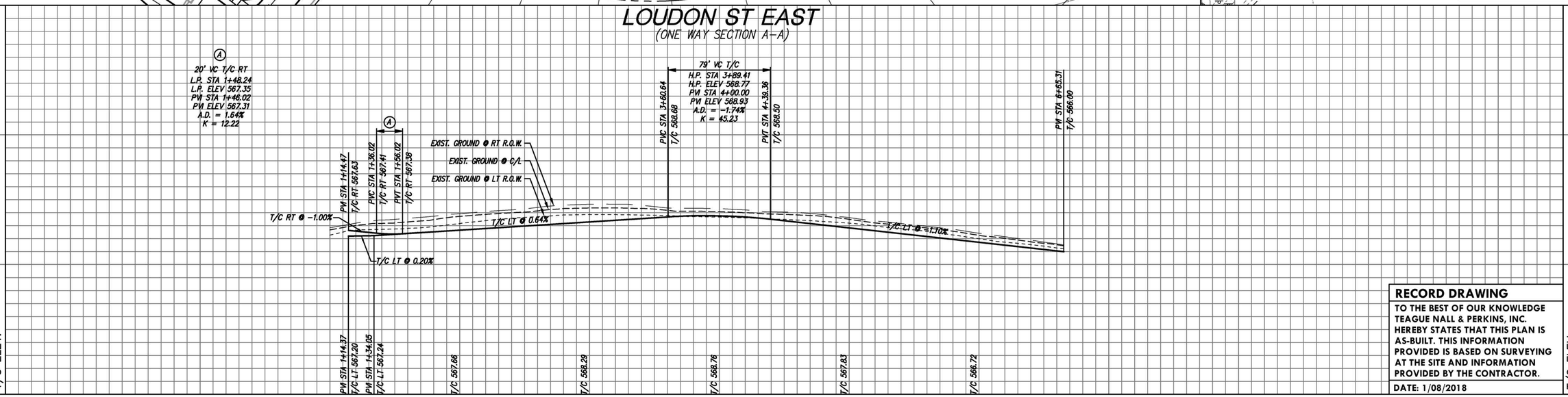
LOUDON ST EAST
(ONE WAY SECTION A-A)



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City of Rockwall, Texas
Construction Plans for
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Paving Plan & Profile
Loudon St East

tnp project ACD 14208
sheet 27 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\21-29 Paving Plan & Profile.dwg at Jan 10, 2018 - 2:30pm by Chris_O
Layout: Layout7 Xrefs: x-border.dwg - x3d-Existing Base.dwg - 14-1363-FINAL-BOUNDARY.dwg - x3d-Paving Base.dwg - x3d-Drainage Base.dwg - x3d-Utility Base.dwg - x3d-Site Base.dwg - x-border1.dwg

ACD14208

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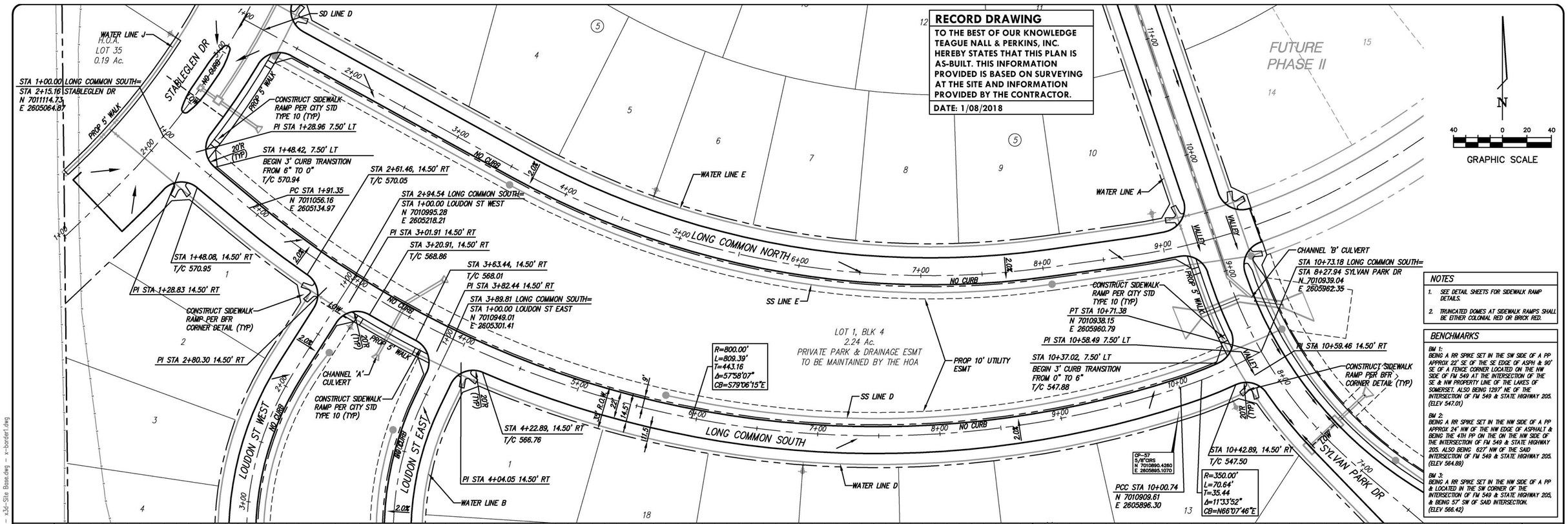

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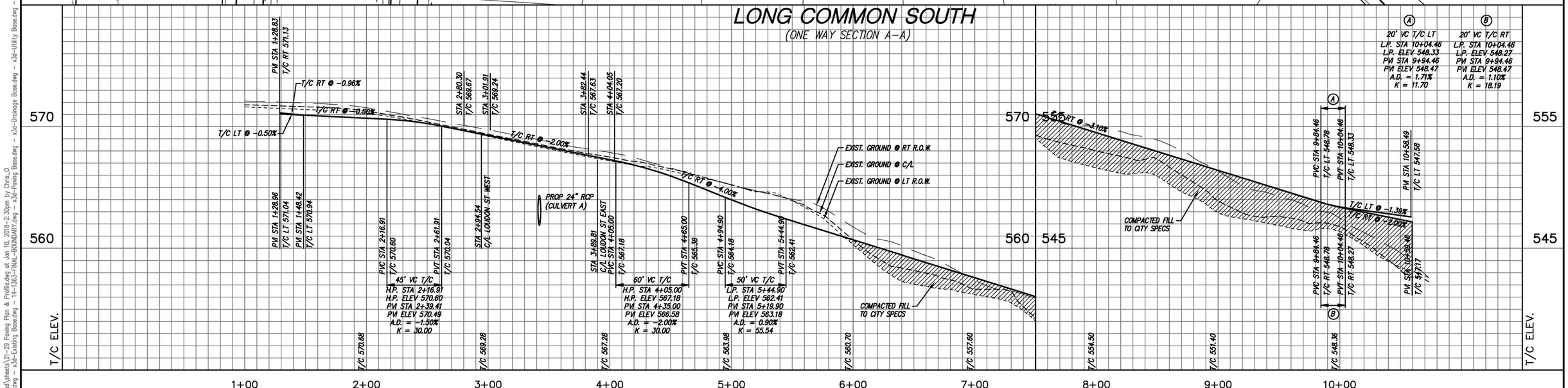
LONG COMMON SOUTH

(ONE WAY SECTION A–A)



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P.E.
Date: 2-13-17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Paving Plan & Profile
Long Common South

tnp project ACD 14208
sheet 28 of 77

Drawing: G:\PROJECTS\ACD14208\cad\sheets\21-29 Paving Plan & Profile.dwg at Jan 10, 2018-2:30pm by Chris_O
Layout: Layout8 Xrefs: x-border.dwg – x3d-Existing Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x3d-Paving Base.dwg – x3d-Drainage Base.dwg – x3d-Utility Base.dwg – x3d-

ACD14208

H.O.A.
LOT 35
0.19 Ac.

STA 1+00.00 LONG COMMON NORTH=
STA 3+31.41 STABLEGLEN DR
N 7011210.58
E 2605130.33

STABLEGLEN DR

WATER LINE J

SD LINE D

PROP 5' WALK

CONSTRUCT SIDEWALK RAMP PER CITY STD TYPE 10 (TYP)

CONSTRUCT SIDEWALK RAMP PER BFR CORNER DETAIL (TYP)
PI STA 1+28.83 14.50' LT
STA 1+48.08, 14.50' LT
T/C 570.97

STA 1+48.42, 7.50' RT
BEGIN 3' CURB TRANSITION FROM 6" TO 0"
T/C 570.97

PI STA 1+28.96 7.50' RT

PC STA 3+55.84
N 7011087.41
E 2605354.57

WATER LINE E

LONG COMMON NORTH

R=700.00'
L=449.71'
T=232.92
Δ=36°48'34"
CB=S79°37'31"E

PC STA 8+72.10
N 7011017.10
E 2605855.26

PT STA 8+05.55
N 7011007.81
E 2605789.36

R=526.00'
L=70.62'
T=35.36
Δ=7°41'34"
CB=N78°07'25"E

STA 9+03.76, 14.50' LT
T/C 550.01

WATER LINE A

SYLVAN PARK DR

PI STA 9+27.02 14.50' LT

CONSTRUCT SIDEWALK RAMP PER BFR CORNER DETAIL (TYP)

FUTURE PHASE II

STA 9+42.73 LONG COMMON NORTH=
STA 9+28.25 SYLVAN PARK DR
N 7011031.63
E 2605924.32

CHANNEL 'B' CULVERT

STA 9+11.16, 7.50' RT
BEGIN 3' CURB TRANSITION FROM 0" TO 6"
T/C 549.58

PI STA 9+28.78 7.50' RT

CONSTRUCT SIDEWALK RAMP PER CITY STD TYPE 10 (TYP)

PROP 5' WALK

WATER LINE C

CHANNEL 'A' CULVERT

SS LINE E

LOT 1, BLK 4
2.24 Ac.
PRIVATE PARK & DRAINAGE ESMT
TO BE MAINTAINED BY THE HOA

PROP 10' UTILITY ESMT

SS LINE D

LONG COMMON SOUTH

LOUDOUN ST WEST

LOUDOUN ST EAST

WATER LINE B

WATER LINE D

CP-57
5/8"CIRS
N 7010890.4260
E 2605895.1070

WATER LINE A

GRAPHIC SCALE
40 0 20 40

NOTES

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LONG COMMON NORTH
(ONE WAY SECTION A-A)

PVI STA 1+28.83
T/C LT 571.36
T/C LT @ -2.00%
T/C RT @ -1.19%
PVI STA 1+28.96
T/C RT 571.20
PVI STA 1+48.42
T/C RT 570.97
T/C LT & RT @ -2.82%
COMPACTED FILL TO CITY SPECS
T/C 569.52
T/C 566.70
T/C 563.88
T/C 561.06
T/C 558.25

EXIST. GROUND @ LT R.O.W.
EXIST. GROUND @ C/L
EXIST. GROUND @ RT R.O.W.
COMPACTED FILL TO CITY SPECS
T/C 555.43
T/C 552.61
PVC STA 8+75.39
T/C LT 550.49
PVT STA 8+95.39
T/C LT 550.10
PVI STA 9+27.02
T/C LT 548.75
T/C LT @ -1.10%
T/C RT @ -1.52%
PVC STA 8+93.76
T/C RT 549.97
PVT STA 9+13.76
T/C RT 549.54
PVI STA 9+28.78
T/C RT 548.31

(A) 20' VC T/C LT
L.P. STA 8+95.39
L.P. ELEV 550.10
PVI STA 8+85.39
PVI ELEV 550.21
A.D. = 1.72%
K = 11.65

(B) 20' VC T/C RT
L.P. STA 9+13.76
L.P. ELEV 549.54
PVI STA 9+03.76
PVI ELEV 549.89
A.D. = 1.30%
K = 15.42

T/C ELEV. 570 560 555 545

1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00

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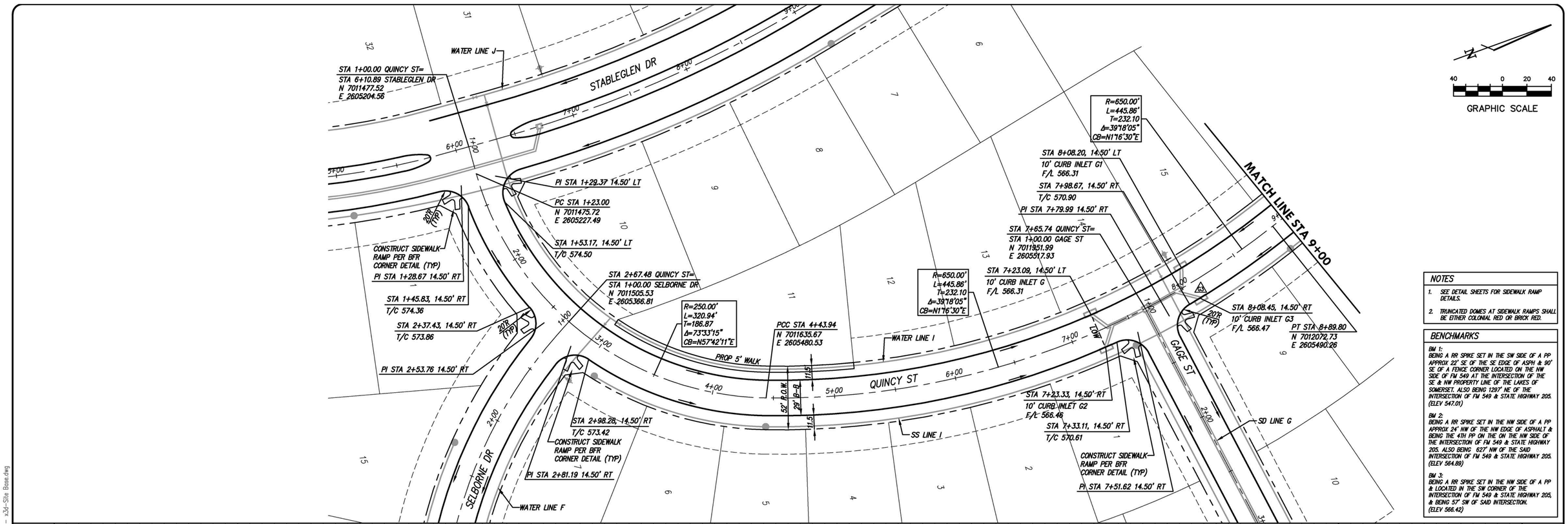
City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Paving Plan & Profile
Long Common North

tnp project ACD 14208
sheet 29 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\21-29 Paving Plan & Profile.dwg at Jan 10, 2018 - 2:30pm by Chris_O
Layout: Layout9 Xrefs: x-border.dwg - x3d-Existing Base.dwg - 14-1363-FINAL-BOUNDARY.dwg - x3d-Paving Base.dwg - x3d-Drainage Base.dwg - x3d-Utility Base.dwg - x3d-Site Base.dwg

ACD14208



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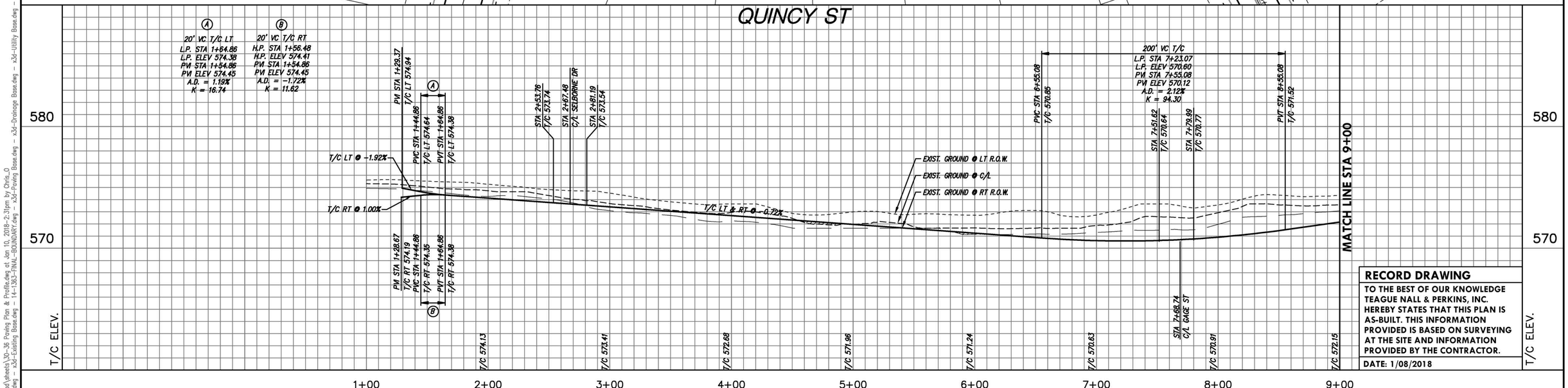

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City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Paving Plan & Profile
Quincy St (1 of 2)

tnp project ACD 14208
sheet 30 of 77

Drawing: G:\PROJECTS\ACD14208\cad\sheets\30-36 Paving Plan & Profile.dwg at Jan 10, 2018-2:31pm by Chris_O
Layout: Layout1 Xrefs: x-border.dwg – x3d-Existing Base.dwg – x3d-FINAL-BOUNDARY.dwg – x3d-Paving Base.dwg – x3d-Drainage Base.dwg – x3d-Utility Base.dwg – x3d-

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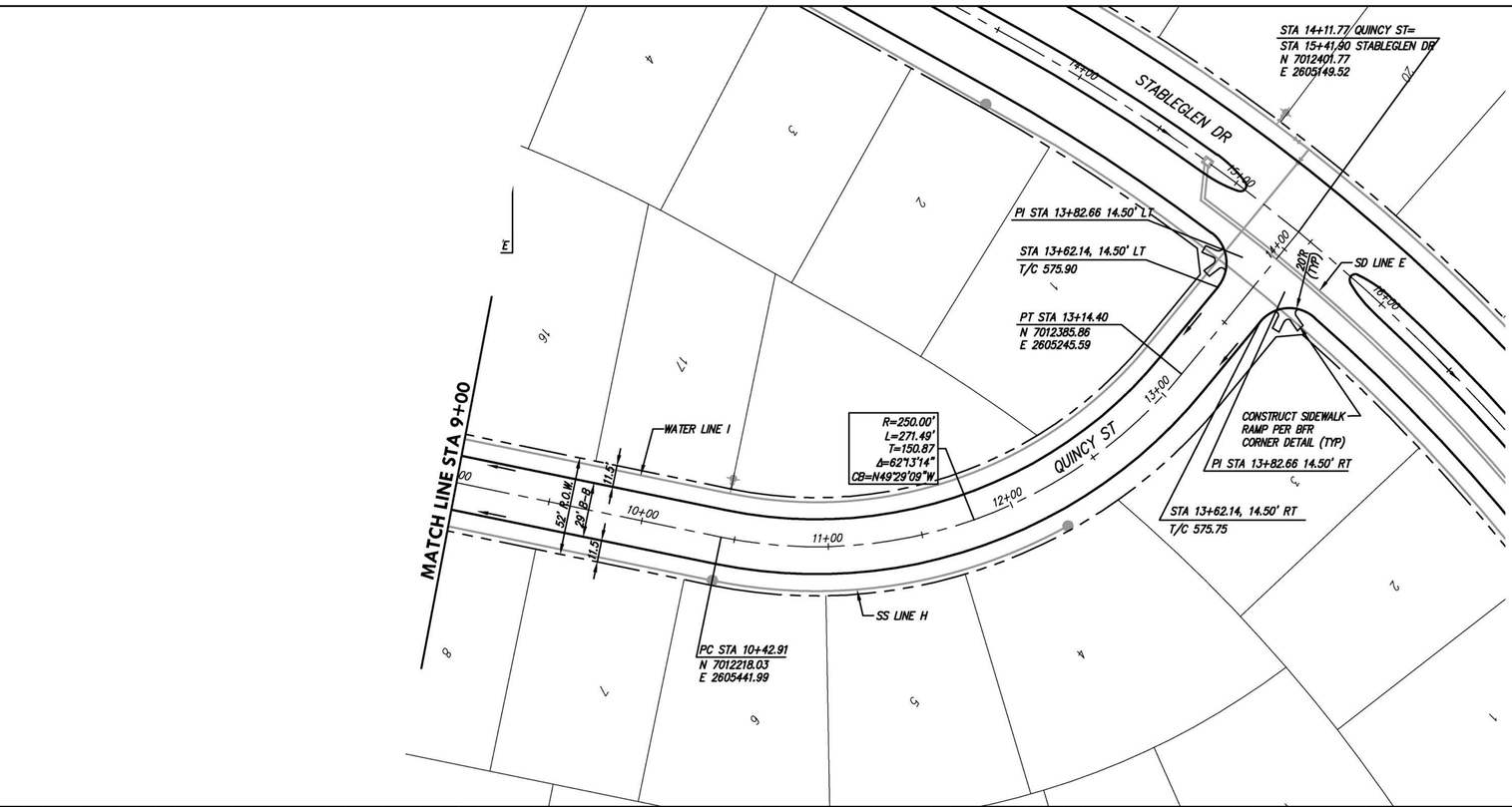

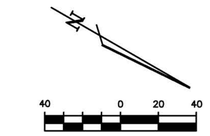

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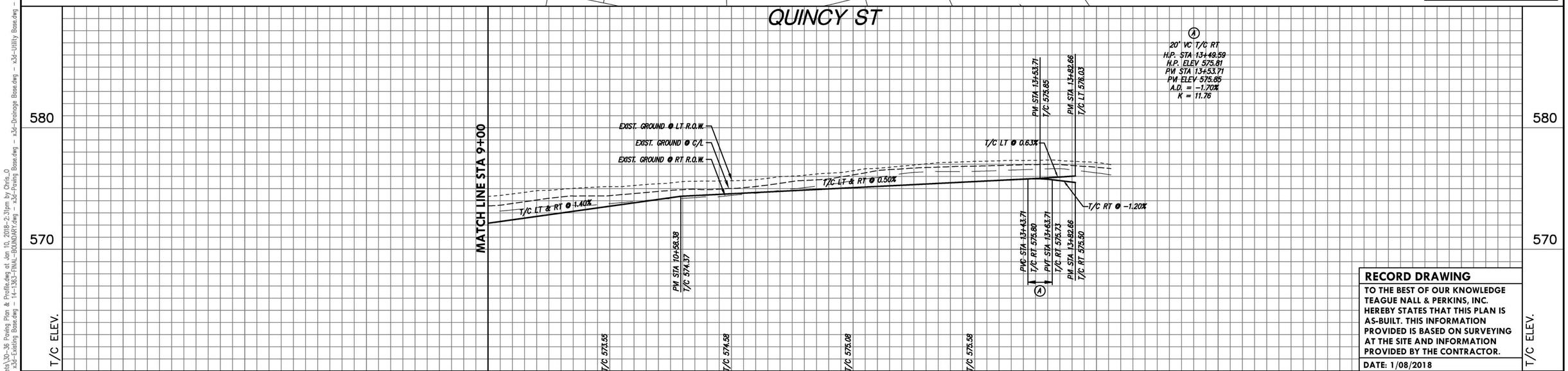

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Quincy St (2 of 2)

tnp project ACD 14208
sheet 31 of 77

Drawing: C:\PROJECTS\ACD14208\cad\sheets\30-36 Paving Plan & Profile.dwg at Jan 10, 2018-2:31pm by Chris_O
Layout: Layout2 Xrefs: x-border.dwg - x3d-Existing Base.dwg - 14-1363-FINAL-BOUNDARY.dwg - x3d-Paving Base.dwg - x3d-Drainage Base.dwg - x3d-Utility Base.dwg - x3d-Site Base.dwg

ACD14208

PI STA 1+14.10 14.50' LT
STA 1+00.00 SELBORNE DR=
STA 2+67.48 QUINCY ST
N 7011505.53
E 2605366.81
PI STA 1+14.10 14.50' RT
PC STA 1+14.51
N 7011492.80
E 2605373.76
STA 1+34.13, 14.50' LT
T/C 573.34
STA 1+30.96, 14.50' RT
T/C 573.40
QUINCY ST
STABLEGLEN DR
SELBORNE DR
WATER LINE F
SS LINE G
20' R (TYP)
STA 5+17.67, 44.75' LT
10' CURB INLET C2
F/L 557.98
PI STA 5+17.35 14.50' LT
CONSTRUCT SIDEWALK RAMP PER BFR CORNER DETAIL (TYP)
STA 5+11.57, 14.50' RT
10' CURB INLET C
F/L 559.11
STA 4+95.39, 14.50' LT
T/C 563.55
R=380.00'
L=877.22'
T=858.86
Δ=132°15'59"
CB=N85°14'07"E
STA 5+32.17 SELBORNE DR=
STA 1+00.00 BLYTHE ST WEST
N 7011295.03
E 2605717.95
BLYTHE ST WEST
SS LINE A
STA 6+45.16, 14.50' LT
10' CURB INLET C1
F/L 555.57
STA 6+45.16 SELBORNE DR=
STA 12+27.13 SYLVAN PARK DR
N 7011314.82
E 2605828.77
PI STA 5+47.52 14.50' LT
STA 5+71.56, 14.50' LT
T/C 562.03
SD LINE C
PROP 5' WALK
SS LINE F
WATER LINE A
STA 6+76.83, 14.50' RT
T/C 559.50
PI STA 6+59.13 14.50' RT
PI STA 6+31.19 14.50' RT
STA 6+13.50, 14.50' RT
T/C 560.77
CONSTRUCT SIDEWALK RAMP PER BFR CORNER DETAIL (TYP)
PARK DR
STA 11+20.73 SELBORNE DR
END TEMP HMAC TURNAROUND
N 7011674.14
E 2606103.11
STA 10+73.23 SELBORNE DR
TEMP HMAC TURNAROUND
RADIUS POINT
N 7011628.25
E 2606090.86
STA 1+50.00
T/P 552.97
STA 10+14.50, 34.50' LT SELBORNE DR
STA 1+00.00 SELBORNE TURNAROUND=
STA 10+14.50, 14.50 LT SELBORNE DR
END CONC CURB
T/P 553.52
N 7011576.64
E 2606059.88
STA 10+14.50 SELBORNE DR
END CONC PVMT
BEGIN TEMP HMAC TURNAROUND
INSTALL 29 LF OF CONC HEADER
T/C LT & RT= 554.02
N 7011572.11
E 2606073.66
STA 2+50.00
T/P 551.85
STA 2+00.00
T/P 552.41
PROP TURNAROUND ESMT
47.5' R
STA 3+00.00 SELBORNE TURNAROUND
TEMP HMAC TURNAROUND
LOW POINT
T/P 551.30
N 7011633.56
E 2606138.07
STA 3+50.00
T/P 552.53
STA 10+15.89, 34.50' RT SELBORNE DR
STA 3+90.26 SELBORNE TURNAROUND=
STA 10+14.50, 14.50 RT SELBORNE DR
END CONC CURB
T/P 553.52
N 7011567.58
E 2606087.43
PCC STA 9+91.73
N 7011550.53
E 2606066.37
112'
30'
52' R.O.W.
29' B-B
1.5'
PROP TURNAROUND

GRAPHIC SCALE
40 0 20 40

NOTES

1. SEE DETAIL SHEETS FOR SIDEWALK RAMP DETAILS.
2. TRUNCATED DOMES AT SIDEWALK RAMPS SHALL BE EITHER COLONIAL RED OR BRICK RED.

BENCHMARKS

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BM 3:
BEING A RR SPIKE SET IN THE NW SIDE OF A PP & LOCATED IN THE SW CORNER OF THE INTERSECTION OF FM 549 & STATE HIGHWAY 205, & BEING 57' SW OF SAID INTERSECTION. (ELEV 566.42)

SELBORNE DR

T/C RT @ -2.00%
T/C LT @ -1.50%
T/C LT & RT @ -3.01%
T/C LT & RT @ -2.37%
T/C LT & RT @ -3.00%
-2.00%
T/C LT & RT @ -2.41%
T/C LT & RT @ -1.11%
T/P @ 1.85%
EXIST. GROUND @ LT R.O.W.
EXIST. GROUND @ C/L
EXIST. GROUND @ RT R.O.W.
TEMP HMAC TURNAROUND
COMPACTED FILL TO CITY SPECS

PVI STA 1+14.10
T/C RT 573.74
T/C LT 573.54
PVI STA 1+34.13
T/C RT 573.34
PVI STA 1+40.74
T/C LT 573.14
STA 5+17.35 T/C 563.11
STA 5+32.17 C/L BLYTHE ST WEST
STA 5+47.52 T/C 562.51
STA 6+31.19 T/C 560.42
STA 6+45.16 C/L SYLVAN PARK DR
STA 6+59.13 T/C 559.86
PVC STA 7+78.07 T/C 557.07
64' VC T/C
L.P. STA 8+41.93
L.P. ELEV 555.94
PVI STA 8+10.00
PVI ELEV 556.30
A.D. = 1.29%
K = 49.40
PVT STA 8+41.93 T/C 555.94

T/C ELEV.
570
560
550
T/C 571.36
T/C 568.34
T/C 565.81
T/C 563.46
T/C 561.18
T/C 558.95
T/C 556.59
T/C 555.30
T/C 554.18
1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00

RECORD DRAWING
TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.
DATE: 1/08/2018

no.	revision	by	date

scale
horiz 1"=40'
vert 1"=4'
date FEB 2017

teague nall & perkins
1100 Macon Street
Fort Worth, Texas 76102
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

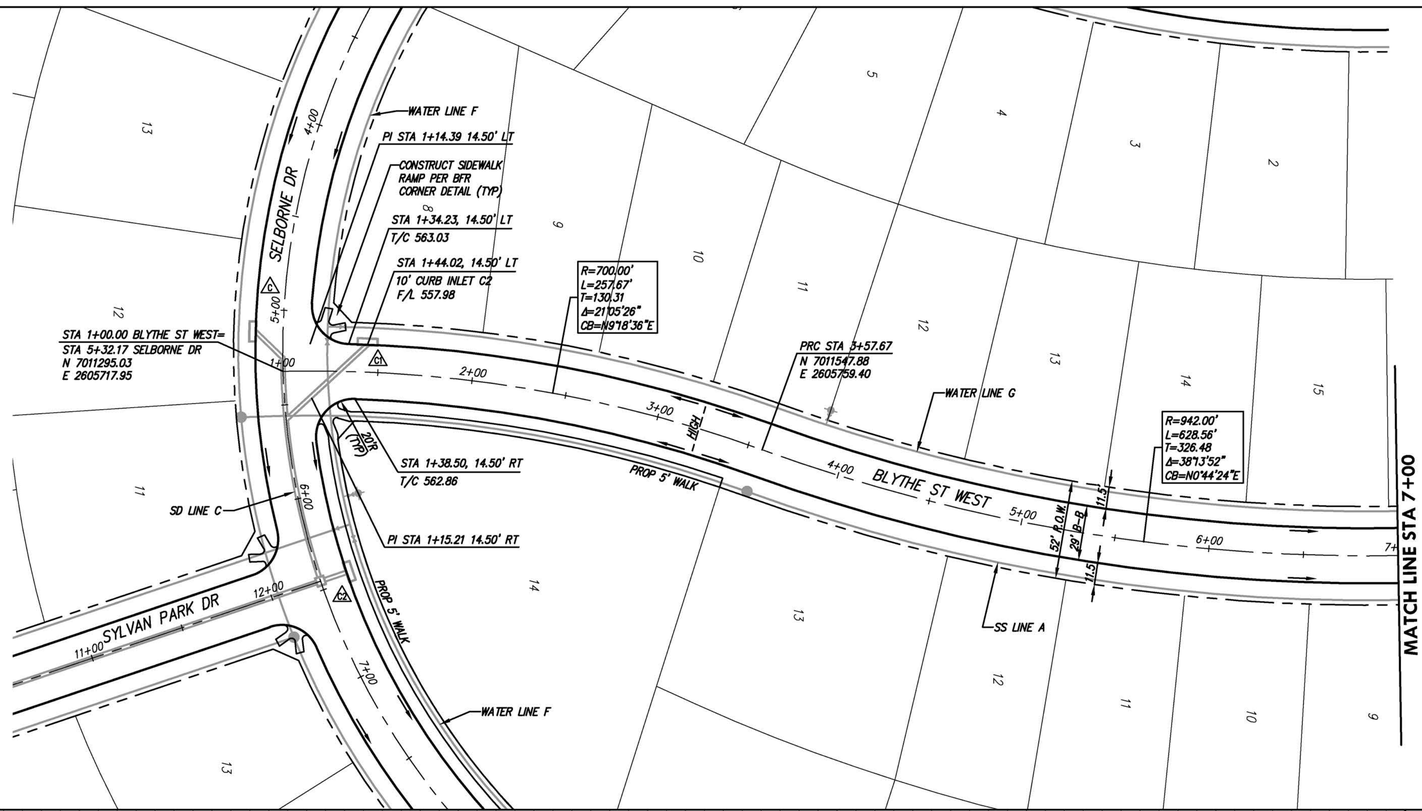
STATE OF TEXAS
SCOTT C. WILHELM
82792
REGISTERED PROFESSIONAL ENGINEER
P.E.
Date: 2-13-17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Paving Plan & Profile
Selborne Dr

tnp project ACD 14208
sheet 32 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\30-36 Paving Plan & Profile.dwg at Jan 10, 2018-2:31pm by Chris_O
Layout: Layout3 Xrefs: x-border.dwg - x3d-Existing Base.dwg - 14-1363-FINAL-BOUNDARY.dwg - x3d-Proving Base.dwg - x3d-Drainage Base.dwg - x3d-Utility Base.dwg - x3

ACD14208



GRAPHIC SCALE

40 0 20 40

NOTES

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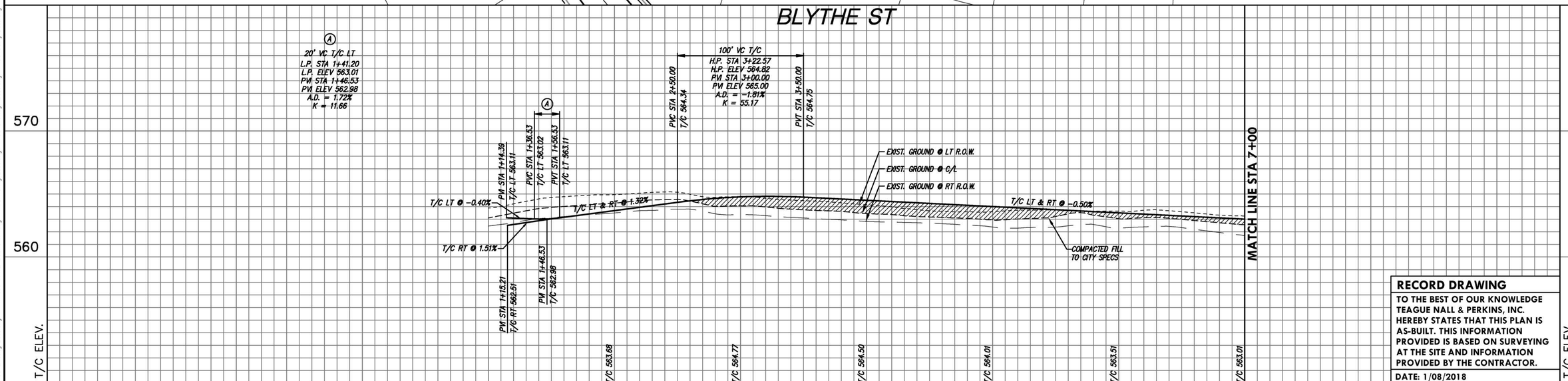
BLYTHE ST



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STATE OF TEXAS
SCOTT C. WILHELM
82792
REGISTERED PROFESSIONAL ENGINEER
Scott Wilhelm P.E.
Date: 2-13-17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Paving Plan & Profile
Blythe St (1 of 2)

tnp project ACD 14208
sheet 33 of 77

Drawing: G:\PROJECTS\ACD14208\cad\sheets\30-36 Paving Plan & Profile.dwg at Jan 10, 2018-2:31pm by Chris_O
Layout: Layout4 Xrefs: x-border.dwg - x3d-Existing Base.dwg - 14-1363-FINAL-BOUNDARY.dwg - x3d-Paving Base.dwg - x3d-Drainage Base.dwg - x3d-Utility Base.dwg - x3d-Site Base.dwg

ACD14208

POINT DATA				
#	NORTHING	EASTING	T/P ELEV	DESC
1	7012277.81	2605737.73	565.76	EOP
2	7012423.21	2605674.89	567.47	EOP
3	7012430.07	2605681.74	567.04	EOP
4	7012388.20	2605773.34	564.27	EOP
5	7012384.50	2605775.27	564.13	EOP
6	7012277.90	2605743.45	564.22	EOP

N

40 0 20 40

GRAPHIC SCALE

PI STA 12+81.27 7.50' RT

R=580.00'
L=252.68'
T=128.37
Δ=24°57'39"
CB=N30°51'22"W

STA 13+86.74 BLYTHE ST WEST=
STA 23+76.90 OLMSTED DR
N 7012520.28
E 2605592.19

OLMSTED DR

CONSTRUCT SIDEWALK RAMP PER BFR CORNER DETAIL (TYP)

STA 10+63.43 BLYTHE ST WEST=
STA 1+00.00 BLYTHE ST EAST
N 7012238.05
E 2605743.03

PC STA 11+34.06
N 7012305.08
E 2605720.76

BLYTHE ST WEST
(ONE WAY SECTION B-B)

STA 12+63.99 TO STA 13+86.74
TRANSITION FROM 2% OUTSIDE CROSS SLOPE TO 2% INSIDE CROSS SLOPE

STA 7+92.40, 45.10' LT
10' CURB INLET G6
F/L 558.79

STA 8+22.86, 44.97' LT
10' CURB INLET G6
F/L 558.96

GAGE ST

CONSTRUCT SIDEWALK RAMP PER BFR CORNER DETAIL (TYP)

PT STA 9+86.23
N 7012164.78
E 2605767.37

WATER LINE G

PI STA 8+22.46 14.50' LT

STA 7+71.85, 14.50' LT
T/C 562.65

STA 8+43.49, 14.50' LT
T/C 562.32

STA 8+53.64, 14.50' LT
10' CURB INLET G5
F/L 558.15

STA 7+61.69, 14.50' LT
10' CURB INLET G4
F/L 558.27

MATCH LINE STA 7+00

BLYTHE ST WEST

BLYTHE ST EAST
(ONE WAY SECTION B-B)

PROP 5' WALK

NO CURB

CONSTRUCT SIDEWALK RAMP PER TxDOT STD TYPE 10 (TYP)

PI STA 2+52.47 11.00' LT

STA 2+66.84 BLYTHE ST EAST=
STA 21+40.96 OLMSTED DR
N 7012397.92
E 2605790.76

PI STA 2+52.47 11.00' RT

STA 10+01.90, 14.50' RT
T/C 564.29

PI STA 10+64.96 14.50' RT BLYTHE ST WEST=
STA 1+09.57 11.00' RT BLYTHE ST EAST

PI STA 10+93.32 7.50' RT BLYTHE ST WEST=
STA 1+28.79 11.00' LT BLYTHE ST EAST
TRANSITION TO ONE WAY SECTION B-B

STA 1+72.63, 11.00' RT
T/C 564.94

STA 2+33.33, 11.00' RT
T/C 564.45

CONSTRUCT SIDEWALK RAMP PER BFR CORNER DETAIL (TYP)

PI STA 7+93.01 14.50' LT

STA 8+53.71, 14.50' RT
10' CURB INLET G8
F/L 558.05

ISS LINE A

STA 8+07.78 BLYTHE ST WEST=
STA 3+92.00 GAGE ST
N 7011991.14
E 2605807.30

SD LINE G

20' DRAINAGE ESMT w/ EMERGENCY OVER FLOW FLUME (SEE DRAINAGE PLANS)

WATER LINE E

FUTURE PHASE II

NOTES

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BLYTHE ST
(ONE WAY SECTION B-B)

100' VC T/C
L.P. STA 8+52.54
L.P. ELEV 562.31
PVI STA 8+80.90
PVI ELEV 562.11
A.D. = 2.30%
K = 43.53

PVC STA 8+30.90
T/C 562.36

PVT STA 9+30.90
T/C 563.01

PVI STA 10+50.00
T/C 565.16

STA 10+63.43
T/C LT 563.35

PVI STA 12+81.27
T/C 568.10

PVI STA 13+86.74
T/C LT 569.87

EXIST. GROUND @ LT R.O.W.
EXIST. GROUND @ C/L
EXIST. GROUND @ RT R.O.W.

T/C LT & RT @ -0.50%
T/C LT & RT @ 1.80%
T/C LT & RT @ 1.27%
T/C LT @ 1.68%

STA 7+93.01
T/C 562.55

STA 8+22.46
T/C 562.40

STA 8+07.78
C/L GAGE ST

COMPACTED FILL TO CITY SPECS

PROP 48" RCP (SD LINE G)

STA 10+63.43
C/L BLYTHE ST EAST

T/C 562.51
T/C 562.57
T/C 564.26
T/C 565.79
T/C 567.07
T/C 568.41

MATCH LINE STA 7+00

T/C ELEV.

570
560

7+00 8+00 9+00 10+00 11+00 12+00 13+00

BLYTHE ST EAST
(ONE WAY SECTION B-B)

PVI STA 1+08.57
T/C RT 565.44

PVI STA 2+52.42
T/C RT 564.30

EXIST. GROUND @ LT R.O.W.
EXIST. GROUND @ C/L
EXIST. GROUND @ RT R.O.W.

T/C RT @ -0.80%

T/C RT 564.72

1+00 2+00

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tnp project ACD 14208
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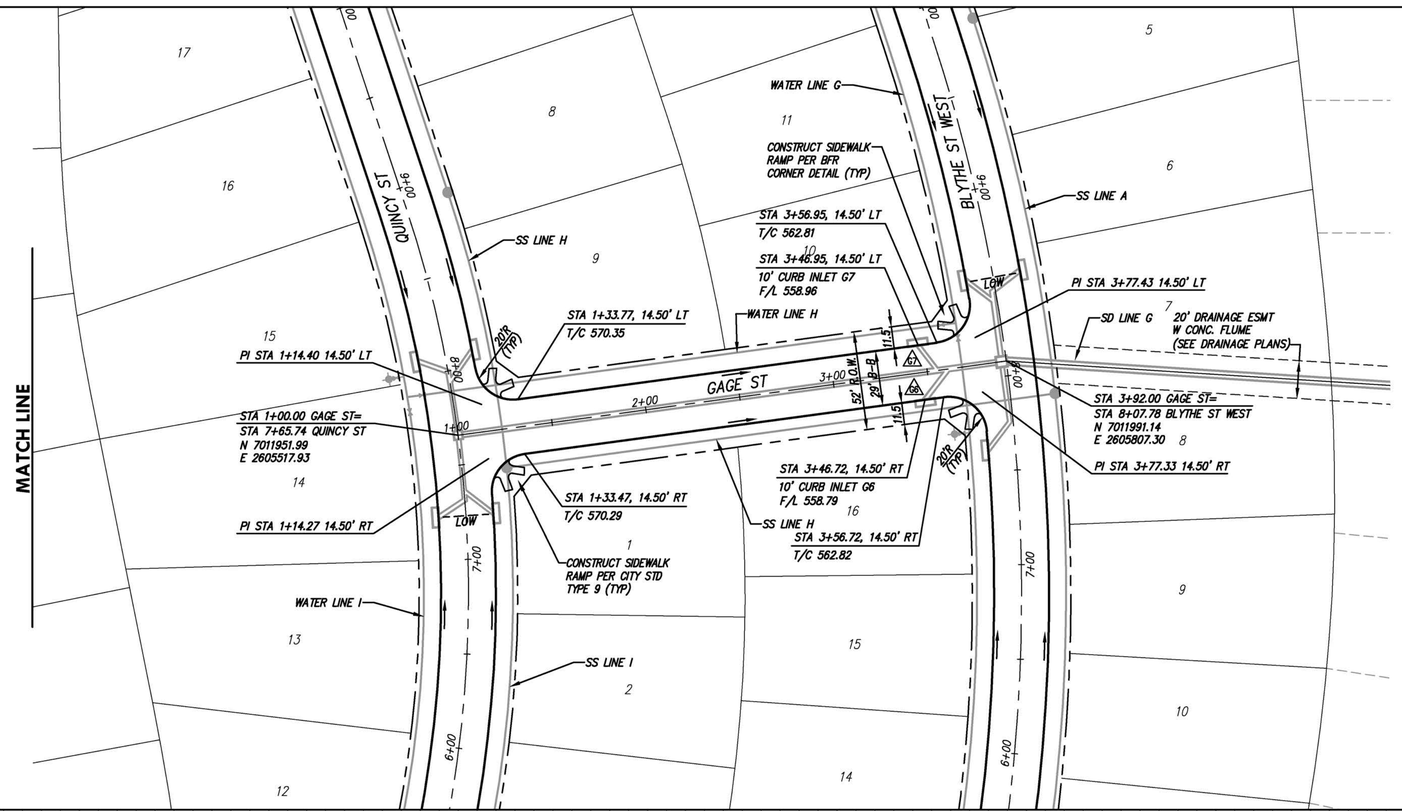
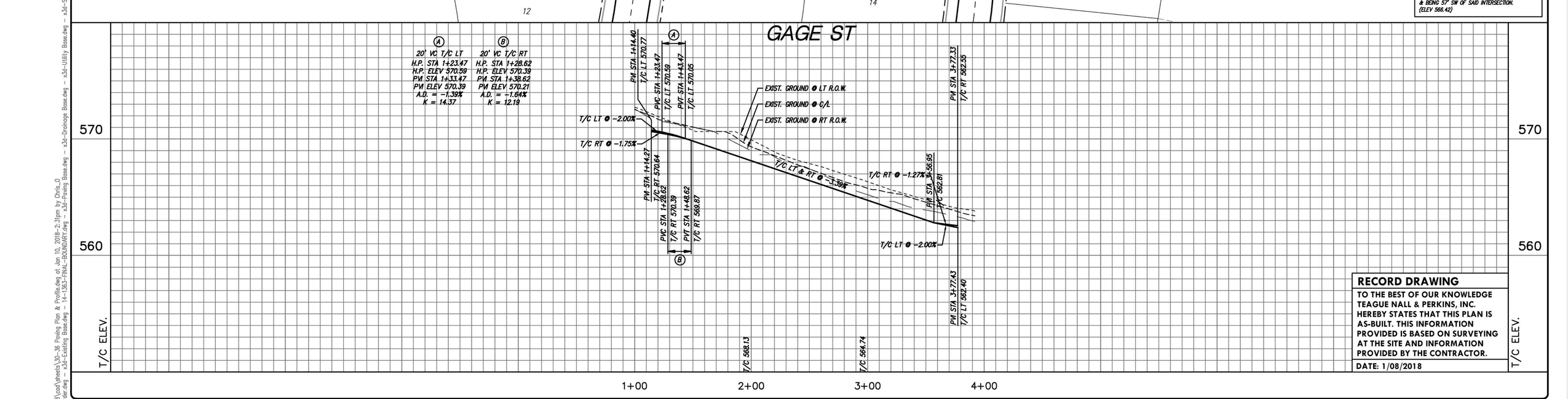
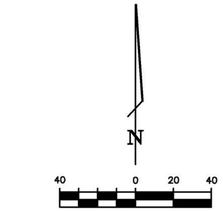
ACD14208







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(ELEV 564.88)

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(ELEV 566.42)

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Paving Plan & Profile
Gage St

tnp project ACD 14208
sheet 35 of 77

Drawing: O:\PROJECTS\ACD14208\Corel\sheets\30-36 Paving Plan & Profile.dwg at Jan 10, 2018-2:31pm by Chris_O
Layout: Layout6 Xrefs: x-border.dwg – x3d-Existing Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x3d-Paving Base.dwg – x3d-Drainage Base.dwg – x3d-Utility Base.dwg – x3d-Site Base.dwg

ACD14208

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GRAPHIC SCALE 40 0 20 40

STA 19+79.09 OLMSTED DR
END TEMP HMAC TURNAROUND
INSTALL 29 LF OF CONC HEADER
T/C LT & RT 560.04
N 7012380.20
E 2605950.78

STA 3+90.17 TEMP TURNAROUND=
STA 19+79.09, 14.50 LT OLMSTED DR
BEGIN CONC CURB
T/P 559.77
N 7012365.73
E 2605951.79

STA 19+79.08, 34.50' LT OLMSTED DR

PRC STA 19+67.41
N 7012381.16
E 2605962.43

STA 3+00.00
T/P 556.92

STA 1+50.00
T/P 557.55

STA 2+00.00
T/P 556.06

PROP TURNAROUND ESMT

STA 2+50.00
T/P 555.78

STA 2+35.83 TEMP TURNAROUND
TEMP ASPH TURN AROUND
LOW POINT
T/P 555.46
N 7012395.01
E 2606055.38

STA 18+72.87 OLMSTED DR
BEGIN TEMP HMAC TURNAROUND
N 7012380.27
E 2606056.79

STA 1+00.00 TEMP TURNAROUND=
STA 19+79.09, 14.50 RT OLMSTED DR
BEGIN CONC CURB
T/P 559.77
N 7012394.66
E 2605949.77

STA 19+77.68, 34.50' RT OLMSTED DR

CONSTRUCT SIDEWALK RAMP PER BFR CORNER DETAIL (TYP)

STA 21+12.15, 14.50' LT
T/C 563.94

WATER LINE E

PROP 5' WALK

BLYTHE ST EAST

BLYTHE ST WEST

CONSTRUCT SIDEWALK RAMP PER BFR PERPENDICULAR DETAIL (TYP)

CONSTRUCT SIDEWALK RAMP PER CITY STD TYPE 10

NO CURB

SS LINE J

PI STA 21+30.30 14.50' LT

PI STA 21+51.62 14.50' LT

PI STA 22+73.05 14.50' LT

PROP 10' SS ESMT

SS LINE A

R=450.00'
L=409.49'
T=220.15
Δ=52°08'17"
CB=N69°24'20"W

STA 21+40.96 OLMSTED DR=
STA 2+66.84 BLYTHE ST EAST
N 7012397.92
E 2605790.76

PRC STA 23+76.90 OLMSTED DR=
STA 13+86.74 BLYTHE ST WEST
N 7012520.28
E 2605592.19

PRC STA 25+78.48
N 7012640.17
E 2605431.40

52' F.O.W.
29' B-B
11.5'

R=590.00'
L=201.58'
T=101.82
Δ=19°54'48"
CB=N53°17'35"W

SD LINE E

STA 27+24.58, 14.50' RT
T/C 571.75

PI STA 27+42.17 14.50' RT

STA 27+68.98 OLMSTED DR=
STA 19+16.31 STABLEGLEN DR
N 7012751.26
E 2605277.62

PROP 5' WALK

PI STA 27+36.21 14.50' LT

CONSTRUCT SIDEWALK RAMP PER BFR CORNER DETAIL (TYP)

STA 27+12.56, 14.50' LT
T/C 572.83

WATER LINE G

OLMSTED DR

NO CURB

HIGH

STABLEGLEN DR

NO CURB

WATER LINE J

STA 29+72.42 OLMSTED DR
END CONC PVMT
INSTALL 29 LF OF CONC HEADER
BEGIN TEMP HMAC TURNAROUND
T/C LT & RT 570.25
N 7012916.41
E 2605160.50

PI STA 27+94.74 14.50' LT

STA 28+08.70, 14.50' LT
T/C 572.06

R=600.00'
L=663.83'
T=370.50
Δ=63°23'28"
CB=N31°33'15"W

STA 1+00.00 TEMP TURNAROUND=
STA 29+72.42, 14.50 LT OLMSTED DR
END CONC CURB
T/P 569.75
N 7012910.14
E 2605147.42

STA 29+75.77, 34.50' LT OLMSTED DR

STA 1+85.00 OLMSTED WEST TURN
TEMP ASPH TURN AROUND
LOW POINT
T/P 568.92
N 7012965.43
E 2605090.25

STA 1+50.00
T/P 569.26

PROP TURN AROUND ESMT

STA 2+00.00
T/P 568.98

STA 2+50.00
T/P 569.18

STA 3+00.00
T/P 569.38

STA 30+79.72 OLMSTED DR
BEGIN TEMP HMAC TURNAROUND
N 7013016.77
E 2605122.96

STA 28+31.35, 14.50' RT
T/C 571.65

PI STA 28+03.34 14.50' RT

STA 3+92.30 TEMP TURNAROUND=
STA 29+72.42, 14.50' RT OLMSTED DR
END CONC CURB
T/P 569.75
N 7012922.68
E 2605173.57

STA 29+72.42, 34.50' RT OLMSTED DR

STA 3+50.00
T/P 569.58

FUTURE PHASE II

FUTURE PHASE II

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OLMSTED DR

T/C ELEV. 575 / 565

EXIST. GROUND @ LT R.O.W.
EXIST. GROUND @ C/L
EXIST. GROUND @ RT R.O.W.

TEMP HMAC TURNAROUND
T/C LT @ -3.40%
T/P @ 3.40%
PVI STA 19+79.09 T/C 560.04
T/C 560.75

60' VC T/C
H.P. STA 20+97.83
H.P. ELEV 563.63
PVI STA 20+67.83
PVI ELEV 563.04
A.D. = -1.40%
K = 43.19
PVC STA 20+37.36 T/C 562.02
PVT STA 20+97.83 T/C 563.65

2.00%
T/C LT @ 3.00%
T/C 563.69
STA 21+30.30 T/C 564.30
STA 21+40.96 C/L BLYTHE ST EAST
STA 21+56.48 T/C 564.82
PVI STA 21+74.63 T/C 565.19
T/C 565.95

60' VC T/C
H.P. STA 23+16.26
H.P. ELEV 568.98
PVI STA 22+86.26
PVI ELEV 568.53
A.D. = +1.53%
K = 39.22
PVC STA 22+56.26 T/C 567.63
PVT STA 23+16.26 T/C 568.98

T/C LT @ 1.47%
T/C 568.70
STA 23+76.90 C/L BLYTHE ST WEST
T/C 570.21
T/C 571.68

T/C LT @ -1.87%
T/C LT & RT @ -0.99%
T/C RT @ -2.00%
PVC STA 25+82.69 T/C 572.89
100' VC T/C
H.P. STA 26+42.33
H.P. ELEV 573.33
PVI STA 26+32.69
PVI ELEV 573.63
A.D. = -2.46%
K = 40.57
T/C 573.11
PVT STA 26+82.69 T/C 573.13
T/C 572.96
PVI STA 27+36.21 T/C LT 572.39
PVI STA 27+12.56 T/C 572.83
PVI STA 27+42.18 T/C RT 572.24
STA 27+68.98 C/L STABLEGLEN DR
PVI STA 27+94.74 T/C LT 572.31
T/C LT @ -1.80%
T/C LT & RT @ -1.00%
T/C RT @ -1.86%
PVI STA 28+03.34 T/C RT 572.17
PVI STA 28+31.36 T/C 571.65
PVI STA 29+72.42 T/C 570.25
T/P @ -1.00%
TEMP HMAC TURNAROUND

19+00 20+00 21+00 22+00 23+00 24+00 25+00 26+00 27+00 28+00 29+00 30+00

no.	revision	by	date

scale
horiz 1"=40'
vert 1"=4'
date FEB 2017

teague nall & perkins
1100 Macon Street
Fort Worth, Texas 76102
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
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STATE OF TEXAS · SCOTT C. WILHELM · 82792 · REGISTERED PROFESSIONAL ENGINEER
Date: 2-13-17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Paving Plan & Profile
Olmsted Dr

tnp project ACD 14208
sheet 36 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\30-36 Paving Plan & Profile.dwg at Jan 10, 2018 - 2:31pm by Chris_O
Layout: Layout7 Xrefs: x-border.dwg - x3d-Existing Base.dwg - 14-1363-FINAL-BOUNDARY.dwg - x3d-Paving Base.dwg - x3d-Drainage Base.dwg - x3d-Utility Base.dwg - x3d-Site Base.dwg

ACD14208

MATCH LINE SEE SHEET 38

N

200 0 100 200

GRAPHIC SCALE

LEGEND	
	EXISTING INLET
	EXISTING STORM DRAIN
550	EXISTING CONTOUR
	PROPOSED INLET
	PROPOSED STORM DRAIN
	DRAINAGE AREA DIVIDE
	DRAINAGE FLOW DIRECTION
A1	DESIGN POINT
A 5.69 Ac	DRAINAGE AREA ID DRAINAGE AREA ACREAGE
	PROP PH 1 LOT
	PROP PH 2 LOT

N.L. LOFLAND & ANNIE LOFLAND
VOL. 28, PG. 487
D.R.R.C.T.

QUINCY ST
BLYTHE ST
SELBORNE DR
STABLE GLEN DR
SYLVAN PARK DR
LONG COMMON NORTH
LONG COMMON SOUTH
LOUDON ST WEST
LOUDON ST EAST
LOUDON ST
OLMSTED DR
FM 549

BLK 5
BLK 6
BLK 9
BLK 10
BLK 11
BLK 2
BLK 1

C 22.22
B 33.82
A 3.02 Ac
OS-1 14.75 Ac
OS-2 2.01 Ac
OS-2 1.43 Ac

PROP PH1 TEMP. TURNAROUND

EXISTING 100-YR FLOODPLAIN

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC.
INST. NO. 20130000500385
O.P.R.R.C.T.

BOUNDRY LINE

LOFLAND LAKE

EXISTING DAM

EXIST SPILLWAY FOR LOFLAND LAKE

LOFLAND LAKE ESTATES NO. 2, ADDITIO
CABINET C, PAGE 251
P.R.R.C.T.

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6

EDWARDS SUBDIVISION
CABINET I, PAGE 41
P.R.R.C.T.

LOT 1, BLOCK A
LOT 2, BLOCK A

ROCKWALL RETAIL INVESTORS, LLC
CCF# 20140000012935
O.P.R.R.C.T.

FUTURE LIFT STATION SITE

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.

DATE: 1/08/2018

no.	revision	by	date

scale
horiz 1"=100'
vert N/A
date FEB 2017

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www.tnpinc.com

STATE OF TEXAS
SCOTT C. WILHELM
82792
REGISTERED PROFESSIONAL ENGINEER
P.E.
Date: 2-13-17

City of Rockwall, Texas

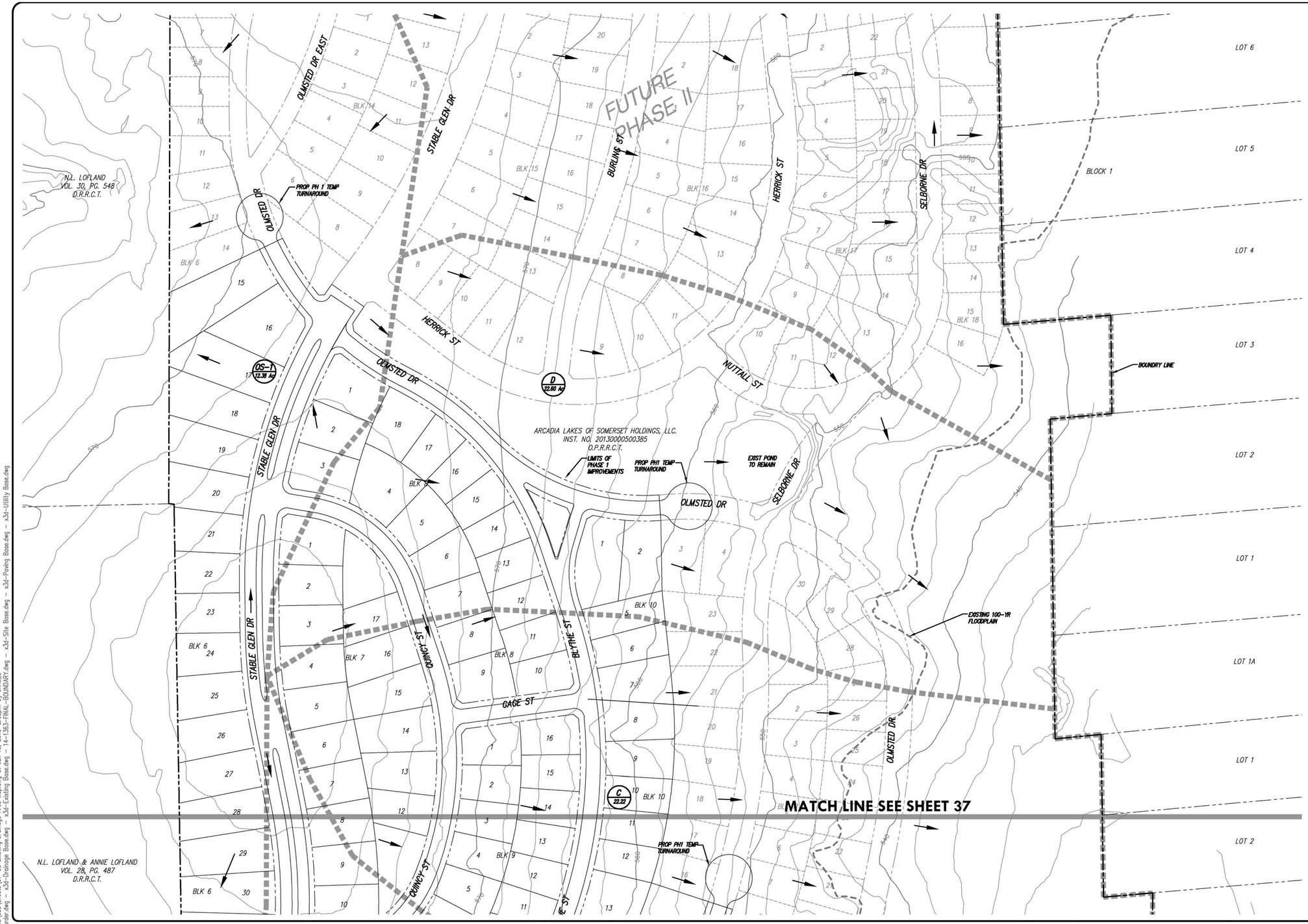
Construction Plans for
Somerset Park, Phase 1

Existing Drainage Area Map (1 of 2)

tnp project ACD 14208
sheet 37 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\37-38 Existing Drainage Area Map.dwg at Jan 10, 2018 - 2:32pm by Chris_O
Layout: Layout1 Xrefs: x-border.dwg - x3d-Drainage Base.dwg - x3d-Existing Base.dwg - 14-1363-FINAL_BOUNDARY.dwg - x3d-Site Base.dwg - x3d-Paving Base.dwg - x3d-Utility Base.dwg

ACD14208



N

200 0 100 200

GRAPHIC SCALE

LEGEND

- EXISTING INLET
- EXISTING STORM DRAIN
- 550 EXISTING CONTOUR
- PROPOSED INLET
- PROPOSED STORM DRAIN
- DRAINAGE AREA DIVIDE
- DRAINAGE FLOW DIRECTION
- A1 DESIGN POINT
- A 5.69 Ac DRAINAGE AREA ID / DRAINAGE AREA ACREAGE
- PROP PH 1 LOT
- PROP PH 2 LOT

RECORD DRAWING

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STATE OF TEXAS · SCOTT C. WILHELM · 82792 · REGISTERED PROFESSIONAL ENGINEER

Scott Wilhelm P.E.

Date: 2-13-17

City of Rockwall, Texas

Construction Plans for

Somerset Park, Phase 1

Existing Drainage Area Map (2 of 2)

tnp project ACD 14208

sheet 38 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\37-38 Existing Drainage Area Map.dwg at Jan 10, 2018-2:32pm by Chris_O
Layout: Layout2 Xrefs: x-border.dwg - x3d-Drainage Base.dwg - x3d-Existing Base.dwg - 14-1363-FINAL_BOUNDARY.dwg - x3d-Site Base.dwg - x3d-Paving Base.dwg - x

ACD14208

L. 28, PG. 487
D.R.R.C.T.

MATCH LINE SEE SHEET 40

EXISTING 100-YR FLOODPLAIN

LIMITS OF PHASE 1 IMPROVEMENTS

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC.
INST. NO. 20130000500385
O.P.R.R.C.T.

BOUNDARY LINE

LOFLAND LAKE ESTATES NO. 2 ADDITION
CABINET C, PAGE 251
P.R.R.C.T.

LOFLAND LAKE

EXISTING DAM

EXIST SPILLWAY FOR LOFLAND LAKE

EDWARDS SUBDIVISION
CABINET I, PAGE 41
P.R.R.C.T.

LOT 1, BLOCK A

LOT 2, BLOCK A

LOT 3

LOT 4

LOT 5

LOT 6

ROCKWALL RETAIL INVESTORS, LLC
CCF# 20140000012935
O.P.R.R.C.T.

PROP FM 549 CULVERT (SD LINE F)

PROP FM 549 CULVERT FOR LIFT STATION DRWY

QUINCY ST

BLYTHE ST

SELBORNE DR

OLMSTED DR

SYLVAN PARK DR

WESTABLE GLEN DR

LONG COMMON NORTH

LONG COMMON SOUTH

CHANNEL A

CHANNEL B

LOUDON ST WEST

LOUDON ST EAST

LOUDON ST

FM 549

BLK 6
BLK 5
BLK 2
BLK 11
BLK 1

OS-3	5.38 Ac
D2	1.01 Ac
C1	1.22 Ac
C2	0.52 Ac
C	0.72 Ac
D1	0.71 Ac
B1	0.62 Ac
I	10.19 Ac
G4	1.97 Ac
B	2.08 Ac
H	3.02 Ac
A1	0.89 Ac
OS-1	1.94 Ac
A	2.19 Ac
F1	0.71 Ac
F	2.38 Ac
OS-2	1.43 Ac

21" RCP
24" RCP
5'x4' RCB
SD LINE A
SD LINE B
SD LINE C
SD LINE D

N

200 0 100 200

GRAPHIC SCALE

LEGEND

- EXISTING INLET
- EXISTING STORM DRAIN
- 550 EXISTING CONTOUR
- PROPOSED INLET
- PROPOSED STORM DRAIN
- DRAINAGE AREA DIVIDE
- DRAINAGE FLOW DIRECTION
- A1 DESIGN POINT
- A 5.69 Ac DRAINAGE AREA ID / DRAINAGE AREA ACREAGE
- PHASE 2 AREA TO BE MASS GRADED W/PHASE 1

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.

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STATE OF TEXAS
SCOTT C. WILHELM
82792
REGISTERED PROFESSIONAL ENGINEER

Date: 2/17/17

City of Rockwall, Texas

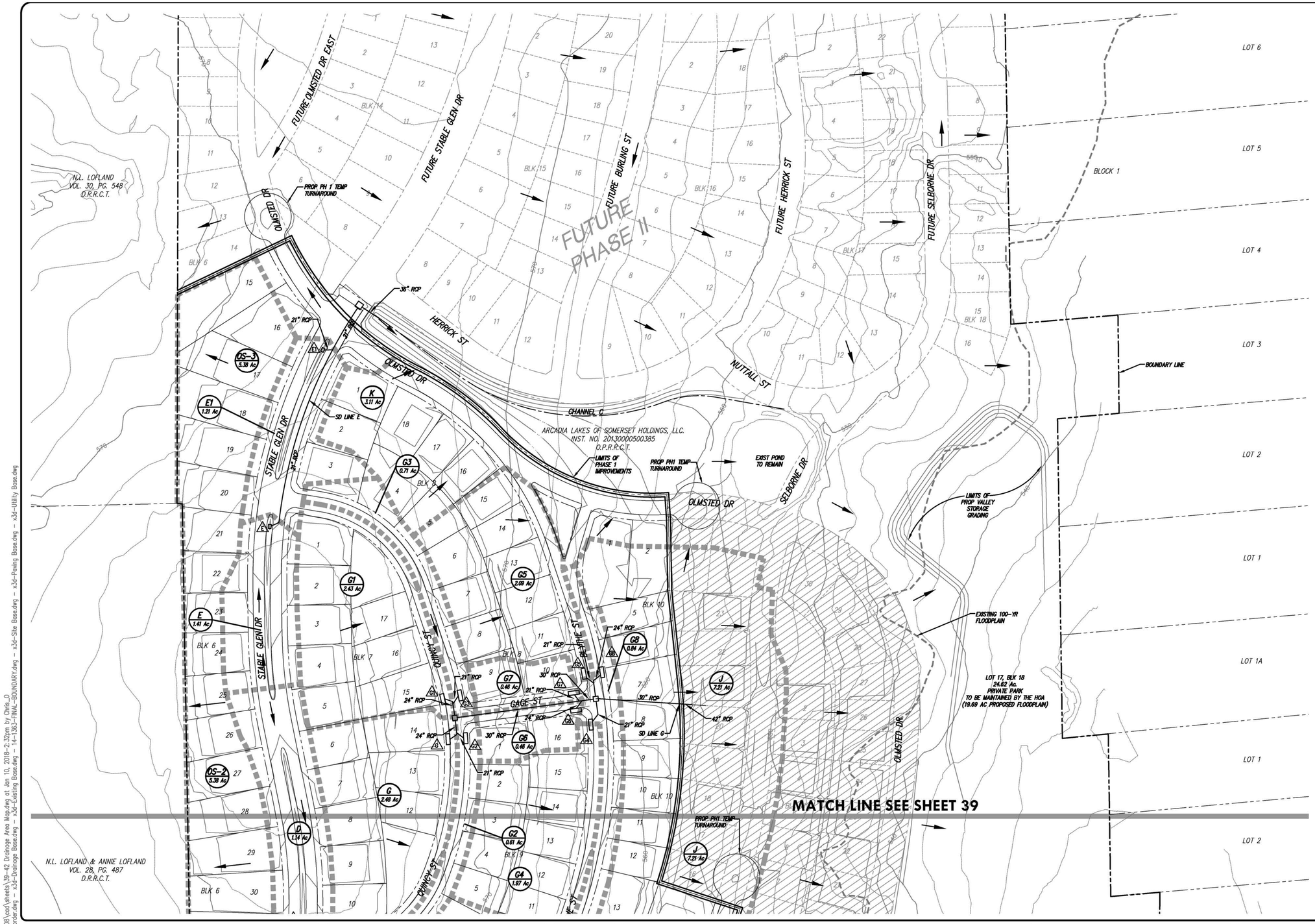
Construction Plans for
Somerset Park, Phase 1

Drainage Area Map (1 of 2)

tnp project ACD 14208
sheet 39 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\39-42 Drainage Area Map.dwg at Jan 10, 2018-2:32pm by Chris_O
Layout: Layout1 Xrefs: x-border.dwg - x3d-Drainage Base.dwg - x3d-Existing Base.dwg - 14-1363-FINAL_BOUNDARY.dwg - x3d-Site Base.dwg - x3d-Paving Base.dwg - x3d-Utility Base.dwg

ACD14208



N

200 0 100 200

GRAPHIC SCALE

LEGEND

- EXISTING INLET
- EXISTING STORM DRAIN
- 550 EXISTING CONTOUR
- PROPOSED INLET
- PROPOSED STORM DRAIN
- DRAINAGE AREA DIVIDE
- DRAINAGE FLOW DIRECTION
- A1 DESIGN POINT
- A 5.69 Ac DRAINAGE AREA ID / DRAINAGE AREA ACREAGE
- PHASE 2 AREA TO BE MASS GRADED W/PHASE 1

RECORD DRAWING

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STATE OF TEXAS · SCOTT C. WILHELM · 82792 · REGISTERED PROFESSIONAL ENGINEER

Date: 2/17/17

City of Rockwall, Texas

Construction Plans for
Somerset Park, Phase 1

Drainage Area Map (2 of 2)

tnp project ACD 14208

sheet 40 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\39-42 Drainage Area Map.dwg at Jan 10, 2018-2:32pm by Chris_O
Layout: Layout2 Xrefs: x-border.dwg - x3d-Drainage Base.dwg - x3d-Existing Base.dwg - 14-1363-FINAL_BOUNDARY.dwg - x3d-Site Base.dwg - x3d-Paving Base.dwg - x

ACD14208

PROPOSED DRAINAGE AREA DATA

Area ID	Area (acres)	C	CA	T_C (min.)	I_{100}	Q_{100} (cfs)	COMMENTS
A	2.19	0.50	1.10	10.0	9.8	10.7	Flows to SD Line A
A1	0.89	0.50	0.45	10.0	9.8	4.4	Flows to SD Line A
B	2.08	0.50	1.04	10.0	9.8	10.2	Flows to Lofland Lake
B1	0.62	0.50	0.31	10.0	9.8	3.0	Flows to Lofland Lake
C	0.72	0.50	0.36	10.0	9.8	3.5	Flows to SD Line C
C1	1.22	0.50	0.61	10.0	9.8	6.0	Flows to SD Line C
C2	0.52	0.50	0.26	10.0	9.8	2.5	Flows to SD Line C
D	1.14	0.50	0.57	10.0	9.8	5.6	Flows to SD Line D
D1	0.71	0.50	0.36	10.0	9.8	3.5	Flows to SD Line D
D2	1.01	0.50	0.51	10.0	9.8	4.9	Flows to SD Line D
E	1.41	0.50	0.71	10.0	9.8	6.9	Flows to SD Line E
E1	1.21	0.50	0.61	10.0	9.8	5.9	Flows to SD Line E
F	2.36	0.61	1.44	10.0	9.8	14.1	Flows to FM 549 Culvert and Ex Bar Ditch
F1	0.71	0.50	0.36	10.0	9.8	3.5	Flows to FM 549 Culvert and Ex Bar Ditch
G	2.48	0.50	1.24	10.0	9.8	12.2	Flows to SD Line G
G1	2.43	0.50	1.22	10.0	9.8	11.9	Flows to SD Line G
G2	0.61	0.50	0.31	10.0	9.8	3.0	Flows to SD Line G
G3	0.71	0.50	0.36	10.0	9.8	3.5	Flows to SD Line G
G4	1.97	0.50	0.99	10.0	9.8	9.7	Flows to SD Line G
G5	2.09	0.50	1.05	10.0	9.8	10.2	Flows to SD Line G
G6	0.46	0.50	0.23	10.0	9.8	2.3	Flows to SD Line G
G7	0.46	0.50	0.23	10.0	9.8	2.3	Flows to SD Line G
G8	0.84	0.50	0.42	10.0	9.8	4.1	Flows to SD Line G
H	3.02	0.50	1.51	10.0	9.8	14.8	Flows to Channel A
I	10.19	0.50	5.10	10.0	9.8	49.9	Flows to Channel B
J	7.21	0.50	3.61	10.0	9.8	35.3	Sheet Flow to Lofland Lake
K	3.11	0.50	1.56	10.0	9.8	15.2	Flows to Channel C
OS-1	1.94	0.50	0.97	10.0	9.8	9.5	Overland Flow to Offsite (west)
OS-2	1.43	0.90	1.29	10.0	9.8	12.6	Flows to FM 549 south Bar Ditch
OS-3	5.38	0.50	2.69	10.0	9.8	26.4	Overland Flow to Offsite (west)
Total Drainage Area (Acres)					**61.1**		

EXISTING DRAINAGE AREA DATA

Area ID	Area (acres)	C	CA	T_C (min.)	I_{100}	Q_{100} (cfs)	COMMENTS
A	5.03	0.35	1.76	20.0	8.3	14.6	Ex. FM 549 Bar Ditch
B	33.82	0.35	11.84	20.0	8.3	98.2	Overland flow to Lofland Lake
C	22.22	0.35	7.78	20.0	8.3	64.5	Overland flow to Lofland Lake
D	22.60	0.35	7.91	20.0	8.3	65.7	Overland flow to Lofland Lake
OS-1	14.75	0.35	5.16	20.0	8.3	42.8	Overland flow to Offsite (west)
OS-2	1.43	0.90	1.29	10.0	9.8	12.6	Flows to FM 549 south Bar Ditch
Total Drainage Area (Acres)					**99.9**		

DESIGN POINT AND ROW CALCULATIONS - 100 YEAR

INLET No.	Design Storm Frequency (yrs.)	AREA RUNOFF Tc (min.)	C	Intensity (in./hr.)	SIZE (ac.)	"Q" (c.f.s.)	Carry-Over From Upstream inlet (c.f.s.)	Total Gutter Flow (c.f.s)	Gutter Capacity (c.f.s)	Gutter Slope (ft./100ft)	Crown Type	SELECTED INLET Length (ft)	Type	Capacity (Per Nomograph)	Carry-Over to Downstream Inlet (c.f.s.)	Comments
1	3	4	5	6	7	8	9	10	11	12	13	14	15		16	
A	100	10	0.5	9.8	2.19	10.7	0.00	10.73	26.4	3.54	Parabolic	20	I	13.50	0.00	Bypass to Inlet B
A1	100	10	0.5	9.8	0.89	4.4	0.00	4.36	26.4	3.54	Parabolic	10	I	5.60	0.00	Bypass to Inlet B
B	100	10	0.5	9.8	2.08	10.2	0.00	10.19	53.8	3.64	Parabolic	10	IA	26.00	0.00	Sump Inlet
B1	100	10	0.5	9.8	0.62	3.0	0.00	3.04	53.8	3.64	Parabolic	10	IA	26.00	0.00	Sump Inlet
C	100	10	0.5	9.8	0.72	3.5	0.00	3.53	22.9	2.63	Parabolic	10	I	6.00	0.00	Bypass to Inlet B
C1	100	10	0.5	9.8	1.22	6.0	0.00	5.98	14.2	1.02	Parabolic	10	I	6.60	0.00	Bypass to Inlet C2
C2	100	10	0.5	9.8	0.52	2.5	0.00	2.55	21.5	2.33	Parabolic	10	I	6.00	0.00	Bypass to Inlet B1
D	100	10	0.5	9.8	1.14	5.6	0.00	5.59	63.4	1.22	Straight	3' X 5'	IV	11.50	0.00	Grate Inlet, D100= < 0.1'
D1	100	10	0.5	9.8	0.71	3.5	0.00	3.48	57.4	1.00	Straight	3' X 5'	IV	11.50	0.00	Grate Inlet, D100= < 0.1'
D2	100	10	0.5	9.8	1.01	4.9	0.00	4.95	27.4	1.00	Straight	3' X 5'	IV	11.50	0.00	Grate Inlet, D100= < 0.1'
E	100	10	0.5	9.8	1.41	6.9	0.00	6.91	40.6	0.50	Straight	3' X 5'	IV	11.50	0.00	Grate Inlet, D100= < 0.1'
E1	100	10	0.5	9.8	1.21	5.9	0.00	5.93	76.1	1.76	Straight	3' X 5'	IV	11.50	0.00	Grate Inlet, D100= < 0.1'
G	100	10	0.5	9.8	2.48	12.2	6.11	18.26	26.3	0.87	Parabolic	10	IA	26.00	0.00	Sump Inlet
G1	100	10	0.5	9.8	2.43	11.9	0.00	11.91	16.0	1.07	Parabolic	10	I	5.80	6.11	Bypass to Inlet G
G2	100	10	0.5	9.8	0.61	3.0	0.00	2.99	26.3	2.90	Parabolic	10	I	5.20	0.00	Sump Inlet
G3	100	10	0.5	9.8	0.71	3.5	0.00	3.48	19.9	0.50	Parabolic	10	I	7.00	0.00	Bypass to Inlet G7
G4	100	10	0.5	9.8	1.97	9.7	0.00	9.65	10.0	0.50	Parabolic	10	I	7.00	2.65	Bypass to Inlet G5
G5	100	10	0.5	9.8	2.09	10.2	2.65	12.89	10.0	0.50	Parabolic	10	IA	26.00	0.00	Sump Inlet
G6	100	10	0.5	9.8	0.46	2.3	0.00	2.25	22.0	2.42	Parabolic	10	I	5.80	0.00	Bypass to Inlet G5
G7	100	10	0.5	9.8	0.46	2.3	0.00	2.25	22.0	2.42	Parabolic	10	I	5.80	0.00	Bypass to Inlet G5
G8	100	10	0.5	9.8	0.84	4.1	0.00	4.12	13.1	0.87	Parabolic	10	IA	26.00	0.00	Sump Inlet

1

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.

DATE: 1/08/2018

no.	revision	by	date
1	REVISED CALCS/ CAPACITIES	SCW	9-7-17

scale: horiz N/A; vert N/A; date FEB 2017

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Fort Worth, Texas 76102
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
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STATE OF TEXAS · SCOTT C. WILHELM · 82792 · REGISTERED PROFESSIONAL ENGINEER

Date: 2/17/17 P.E.

City of Rockwall, Texas

Construction Plans for

Somerset Park, Phase 1

Drainage Area Summary

tnp project ACD 14208

sheet 41 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\39-42 Drainage Area Map.dwg at Jan 10, 2018-2:32pm by Chris_O
Layout: Layout3 Xrefs: x-border.dwg – x3d-Drainage Base.dwg – x3d-Existing Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x3d-Site Base.dwg – x3d-Paving Base.dwg – x3d-Utility Base.dwg

ACD14208

HYDRAULIC COMPUTATIONS

ID	Pipe Length			Drainage Area					Rainfall Intensity					Design Flow			Design Conduit						Friction Loss		HGL Elevations			Velocity		Minor Loss					Ground/HGL Elev				Comments
Design Point ID	Upstream Location (Design Point)	Downstream Location	Distance	Drainage Area	Total Drainage Area "A"	Runoff Coefficient "C"	Incremental "CA"	Total "CA"	Design Flood	Inlet Time	Travel Time in Conduit	Time of Concentration	Rainfall Intensity "I"	Design Runoff "Q"	Inlet Bypass "Q_{Out}"	Pipe Discharge "Q_p"	No. Of Conduits	Span (Box Culverts)	Pipe Diameter (Culvert Rise)	Slope of Conduit	Downstream Flow Depth		Friction Slope "Sf"	Friction Loss	Upstream HGL Elevation	Downstream HGL Elevation	Design Point HGL Elevation	Upstream Velocity (V_1)	Downstream Velocity (V_2)	Upstream Velocity Head $V_1^2/2g$	Downstream Velocity Head $V_2^2/2g$	Minor Loss Coefficient K	$kV_1^2/2g$	Total Minor Loss	Upstream Ground Elev. (Top of Curb)	Elev Diff Ground-HGL	Upstream Pipe Flowline	Downstream Pipe Flowline	
	sta	sta	ft	acres	acres				yrs	min	min	min	in/hr	cfs	cfs	cfs		ft	in (ft)	ft/ft	ft		ft/ft	ft	ft	ft	ft	ft/sec	ft/sec	ft	ft		ft	ft	ft	ft	ft	ft	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22		23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39
Storm Drain Line A																																						
	2+68.70	2+52.23	16.5	2.19	2.19	0.50	1.10	1.10	100	10	0.00	10.00	9.83	10.77	0.00	10.77	1		24	0.0049	1.83		0.0023	0.04	545.34	545.31	545.44	0.00	3.43	0.00	0.18	1.25	0.00	0.10	548.37	2.93	543.56	543.48	Inlet
	2+52.23	2+44.78	7.4		2.19			1.10	100		0.08	10.08	9.81	10.75	0.00	10.75	1		24	0.0054	1.74		0.0023	0.02	545.20	545.18	545.31	3.43	3.42	0.18	0.18	0.60	0.11	0.11	548.08	2.77	543.48	543.44	Bend
	2+44.78	2+00.00	44.8	0.89	3.08	0.50	0.45	1.54	100		0.04	10.12	9.81	15.10	0.00	15.10	1		24	0.0049	1.64		0.0045	0.20	545.08	544.86	545.18	3.42	4.81	0.18	0.36	0.30	0.05	0.10	547.80	2.62	543.44	543.22	Junction Lat A1
	2+00.00	1+20.00	80.0		3.08			1.54	100		0.16	10.27	9.77	15.05	0.00	15.05	1		24	0.0800	5.05		0.0044	0.35	543.90	541.87	544.08	4.81	4.79	0.36	0.36	0.50	0.18	0.18	547.79	3.71	543.22	536.82	SD Manhole
	1+20.00	1+20.00	0.0		3.08			1.54	100		0.28	10.55	9.71	14.96	0.00	14.96									541.87	541.87	541.87												Starting HGL = 100-YR Stream WSEL (HEC-RAS)
Storm Drain Lat A1																																						
	1+20.40	1+00.00	20.4	0.89	0.89	0.50	0.45	0.45	100	10	0.00	10.00	9.83	4.38	0.00	4.38	1		21	0.0054	1.61		0.0008	0.02	545.20	545.18	545.30	0.00	1.82	0.00	0.05	1.25	0.00	0.10	548.37	3.07	543.68	543.57	Inlet
	1+00.00	1+00.00	0.0		0.89			0.45	100		0.19	10.19	9.79	4.36	0.00	4.36									545.18	545.18	545.18												Junction Line A
Storm Drain Line B																																						
	1+00.00	1+28.00	28.0	2.08	2.08	0.50	1.04	1.04	100	10	0.00	10.00	9.83	10.23	0.00	10.23	1		24	0.0029	0.32		0.0020	0.06	542.30	542.24	542.51	0.00	3.25	0.00	0.16	1.25	0.00	0.21	546.50	3.99	542.00	541.92	Inlet
	1+28.00	1+60.63	32.6	0.62	2.70	0.50	0.31	1.35	100		0.14	10.14	9.80	13.23	0.00	13.23	1		24	0.0322	1.07		0.0034	0.11	542.05	541.94	542.24	3.25	4.21	0.16	0.28	0.50	0.08	0.19	546.53	4.29	541.92	540.87	Inlet
	1+60.63	1+60.63	0.0		2.70			1.35	100		0.13	10.27	9.77	13.19	0.00	13.19									541.94	541.94	541.94												Starting HGL = 100-YR Stream WSEL (HEC-RAS)
Storm Drain Line C																																						
	5+92.37	5+72.33	20.0	0.72	0.72	0.50	0.36	0.36	100	10	0.00	10.00	9.83	3.54	0.00	3.54	1		21	0.0324	0.51		0.0005	0.01	559.52	558.97	559.62	0.00	1.47	0.00	0.03	1.25	0.00	0.10	563.23	3.61	559.11	558.46	Inlet
	5+72.33	5+39.69	32.6		0.72			0.36	100		0.23	10.23	9.78	3.52	0.00	3.52	1		21	0.0325	0.91		0.0005	0.02	558.87	558.31	558.97	1.47	1.46	0.03	0.03	0.50	0.02	0.10	562.96	3.99	558.46	557.40	Bend
	5+39.69	4+52.32	87.4	1.22	1.94	0.50	0.61	0.97	100		0.37	10.60	9.70	9.41	0.00	9.41	1		21	0.0325	1.04		0.0035	0.31	558.09	555.60	558.31	1.46	3.91	0.03	0.24	0.40	0.01	0.22	562.30	3.99	557.40	554.56	Junction Lat C1
	4+52.32	1+19.83	332.5	0.52	2.46	0.50	0.26	1.23	100		0.37	10.97	9.63	11.84	0.00	11.84	1		21	0.0325	1.20		0.0056	1.86	555.34	544.95	555.60	3.91	4.92	0.24	0.38	0.50	0.12	0.26	560.14	4.54	554.56	543.75	Junction Lat C2
	1+19.83	0+90.36	29.5		2.46			1.23	100		1.13	12.10	9.41	11.57	0.00	11.57	1		21	0.0322	1.80		0.0053	0.16	544.76	544.60	544.95	4.92	4.81	0.38	0.36	0.45	0.17	0.19	547.50	2.55	543.75	542.80	Bend
	0+90.36	0+90.36	0.0		2.46			1.23	100		0.10	12.20	9.39	11.55	0.00	11.55									544.60	544.60	544.60												Starting HG = HG in receiving Channel Box (Chan B)
Storm Drain Lat C1																																						
	1+14.50	1+00.00	14.5	1.22	1.22	0.50	0.61	0.61	100	10	0.00	10.00	9.83	6.00	0.00	6.00	1		21	0.0700	1.04		0.0014	0.02	555.86	555.60	555.98	0.00	2.49	0.00	0.10	1.25	0.00	0.12	562.95	6.97	555.57	554.56	Inlet
	1+00.00	1+00.00	0.0		1.22			0.61	100		0.10	10.10	9.81	5.98	0.00	5.98									555.60	555.60	555.60												Junction Line C
Storm Drain Lat C2																																						
	1+58.49	1+00.00	58.5	0.52	0.52	0.50	0.26	0.26	100	10	0.00	10.00	9.83	2.56	0.00	2.56	1		21	0.0099	0.85		0.0003	0.02	558.73	558.31	558.83	0.00	1.06	0.00	0.02	1.25	0.00	0.10	562.50	3.67	557.98	557.40	Inlet
	1+00.00	1+00.00	0.0		0.52			0.26	100		0.92	10.92	9.64	2.51	0.00	2.51									558.31	558.31	558.31												Junction Line C
Storm Drain Line D																																						
	5+74.82	5+54.82	20.0	1.14	1.14	0.50	0.57	0.57	100	10	0.00	10.00	9.83	5.60	0.00	5.60	1		21	0.0050	1.33		0.0013	0.03	568.54	568.52	568.65	0.00	2.33	0.00	0.08	1.25	0.00	0.11	574.48	5.83	567.29	567.19	Drop Inlet
	5+54.82	2+65.01	289.8		1.14			0.57	100		0.14	10.14	9.80	5.59	0.00	5.59	1		21	0.0050	2.32		0.0012	0.36	568.42	568.06	568.52	2.33	2.32	0.08	0.08	0.50	0.04	0.10	574.60	6.08	567.19	565.74	Bend
	2+65.01	1+48.50	116.5	1.01	2.15	0.50	0.51	1.08	100		2.08	12.22	9.38	10.09	0.00	10.09	1		21	0.0050	2.17		0.0041	0.47	567.81	567.33	568.06	2.32	4.19	0.08	0.27	0.30	0.03	0.25	570.96	2.90	565.74	565.16	Junction Lat D2
	1+48.50	1+09.24	39.3	0.71	2.86	0.50	0.36	1.43	100		0.46	12.69	9.30	13.30	0.00	13.30	1		21	0.0050	1.75		0.0070	0.28	567.00	566.72	567.33	4.19	5.53	0.27	0.47	0.50	0.14	0.34	570.27	2.94	565.16	564.97	Junction Lat D1
	1+09.24	1+09.24	0.0		2.86			1.43	100		0.12	12.80	9.28	13.27	0.00	13.27									566.72	566.72	566.72											564.97	564.97	Starting HGL = Inside Top of Pipe
Storm Drain Lat D1																																						
	1+17.50	1+00.00	17.5	0.71	0.71	0.50	0.36	0.36	100	10	0.00	10.00	9.83	3.49	0.00	3.49	1		21	0.0051	1.75		0.0005	0.01	567.34	567.33	567.44	0.00	1.45	0.00	0.03	1.25	0.00	0.10	570.04	2.60	565.25	565.16	Drop Inlet
	1+00.00	1+00.00	0.0		0.71			0.36	100		0.20	10.20	9.79	3.47	0.00	3.47									567.33	567.33	567.33											565.16	565.16	Junction Line D
Storm Drain Lat D2																																						
	1+20.12	1+00.00	20.1	1.01	1.01	0.50	0.51	0.51	100	10	0.00	10.00	9.83	4.97	0.00	4.97	1		21	0.0050	1.75		0.0010	0.02	568.08	568.06	568.18	0.00	2.06	0.00	0.07	1.25	0.00	0.10	570.81	2.63	565.84	565.74	Drop Inlet
	1+00.00	1+00.00	0.0		1.01			0.51	100		0.16	10.16	9.80	4.95	0.00	4.95									568.06	568.06	568.06	2.06	2.06	0.07	0.07	0.30	0.02	0.10	570.96	2.90	565.74	565.74	Junction Line D
Storm Drain Line E																																						
	6+08.93	5+89.83	19.1	1.41	1.41	0.50	0.71	0.71	100	10	0.00	10.00	9.83	6.93	0.00	6.93	1		21	0.0050	1.13		0.0019	0.04	569.55	569.51	569.71	0.00	2.88	0.00	0.13	1.25	0.00	0.16	575.85	6.14	568.47	568.38	Drop Inlet
	5+89.83	2+19.54	370.3		1.41			0.71	100		0.11	10.11	9.81	6.91	0.00	6.91	1		21	0.0050	2.19		0.0019	0.71	569.41	568.71	569.51	2.88	2.87	0.13	0.13	0.50	0.06	0.10	575.94	6.43	568.38	566.52	Bend
	2+19.54	1+11.37	108.2	1.21	2.62	0.50	0.61	1.31	100		2.15	12.26	9.38	12.29	0.00	12.29	1		21	0.0050	1.70		0.0060	0.65	568.34	567.69	568.71	2.87	5.11	0.13	0.41	0.30	0.04	0.37	571.80	3.09	566.52	565.99	Junction Lat E1
	1+11.37	0+76.59	34.8		2.62			1.31	100		0.35	12.61	9.31	12.20	0.00	12.20	1		36	0.0050	3.00		0.0003	0.01	567.59	567.58	567.69	5.11	1.73	0.41	0.05	0.50	0.20	0.10	571.54	3.85	564.75	564.58	SD Junction Box
	0+76.59	0+76.59	0.0		2.62			1.31	100		0.34	12.95	9.26	12.13	0.00	12.13									567.58	567.58	567.58												Starting HGL = Inside Top of Pipe
Storm Drain Lat E1																																						
	1+20.10	1+00.00	20.1	1.21	1.21	0.50	0.61	0.61	100	10	0.00	10.00	9.83	5.95	0.00	5.95	1		21	0.0050	1.75		0.0014	0.03	568.74	568.71	568.86	0.00	2.47	0.00	0.09	1.25	0.00	0.12	571.61	2.75	566.62	566.52	Drop Inlet
	1+00.00	1+00.00	0.0		1.21			0.61	100		0.14	10.14	9.80	5.93	0.00	5.93									568.71	568.71	568.71												Junction Line E
Storm Drain Line G																																						
	10+90.75	10+74.09	16.7	2.48	2.48	0.50	1.24	1.24	100	10	0.00	10.00	9.83	12.19	0.00	12.19	1		24	0.0030	1.41		0.0029	0.05	567.71	567.67	568.01	0.00	3.88	0.00	0.23	1.25	0.00	0.29	570.60	2.59	566.31	566.26	Inlet
	10+74.09	10+69.31	4.8		2.48		0.00	1.24	100		0.07	10.07	9.82	12.17	0.00	12.17	1		24	0.0042	1.29		0.0029	0.01	567.55	567.53	567.67	3.88	3.87	0.23	0.23	0.50	0.12	0.12	570.60	2.93	566.26	566.24	Bend
	10+69.31	10+39.73	29.6	0.61	3.09	0.50	0.31	1.55	100		0.02	10.09	9.81	15.16	0.00	15.16	1		24	0.0199	1.47		0.0045	0.13	567.25	567.12	567.36	3.87	4.83	0.23	0.36	0.30	0.07	0.11	570.61	3.25	566.24	565.65	Junction Lat G2
	10+39.73	7+84.41	255.3	3.14	6.23	0.50	1.57	3.12	100		0.10	10.19	9.79	30.49	0.00	30.49	1		30	0.0280	1.57		0.0055	1.41	566.82	560.07	567.12	4.83	6.21	0.36	0.60	0.50	0.18	0.30	570.70	3.58	565.65	558.50	Junction Box
	7+84.41	7+78.51	5.9	0.46	6.69	0.50	0.23	3.35	100		0.69	10.88	9.64	32.26	0.00	32.26	1		30	0.0271	1.49		0.0062	0.04	559.87	559.83	560.07	6.21	6.57	0.60	0.67	0.30	0.18	0.20	563.50	3.43	558.50	558.34	Junction G7
	7+78.51	7+50.23	28.3	0.46	7.15	0.50	0.23	3.58	100		0.01	10.89	9.64	34.47	0.00	34.47	1		30	0.0279	1.26		0.0071	0.20	559.60	558.81	559.83	6.57	7.02	0.67	0.77	0.30	0.20	0.23	563.00	3.17	558.34	557.55	Junction G6
	7+50.23	5+26.49	223.7	4.90	12.05	0.50	2.45	6.03	100		0.07	10.96	9.63	58.00	0.00	58.00	1		30	0.0247	5.06		0.0200	4.47	554.95	550.47	558.81	7.02	11.82	0.77	2.17	0.50	0.38	1.79	562.45	3.64	550.94	545.41	Junction Box - Drop Structure
	5+26.49	4+35.21	91.3		12.05		0.00	6.03	100		0.32	11.28	9.56	57.62	0.00	57.62	1		48	0.0100	5.50		0.0016	0.15	550.15	550.00	550.47	11.82	4.59	2.17	0.33	0.00	0.00	0.33	553.00	2.53	545.41	544.50	SD Manhold
	4+35.21	4+35.21	0.0		12.05		0.00	6.03	100		0.33	11.61	9.50	57.23	0.00	57.23	1								550.00	550.00	550.00												Starting HG 2' below fut. Road
Storm Drain Lat G1																																						
	1+50.67	1+33.87	16.8	2.43	2.43	0.50	1.22	1.22	100	10	0.00	10.00	9.83	11.95	0.00	11.95	1		24	0.0030	2.41		0.0028	0.05	568.72	568.67	568.94	0.00	3.80	0.00	0.22	1.25	0.00	0.22	570.99	2.05	566.31	566.26	Inlet
	1+33.87	1+28.44	5.4		2.43		0.00	1.22	100		0.07	10.07	9.82	11.93	0.00	11.93	1		24	0.0030	2.26		0.0028	0.02	568.52	568.50	568.67	3.80	3.80	0.22	0.22	0.30	0.07	0.16	570.91	2.24	566.26	566.24	Bend
	1+28.44	1+00.00	28.4	0.71	3.14	0.50	0.36	1.57	100		0.02	10.10	9.81	15.40	0.00	15.40	1		24	0.0030	2.00		0.0046	0.13	568.24	567.65	568.50	3.80	4.90	0.22	0.37	0.50	0.11	0.26	570.87	2.37	566.24	565.65	Juction Lat G3
	1+00.00	1+00.00	0.0		3.14		0.00	1.57	100		0.10	10.19	9.79	15.37	0.00	15.37									567.12	567.12	567.12												Junction Line G
Storm Drain Lat G2																																						
	1+19.46	1+00.00	19.5	0.61	0.61	0.50	0.31	0.31	100	10	0.00	10.00	9.83	3.00	0.00	3.00	1		21	0.0050	1.12		0.0004	0.01	567.37	567.36	567.47	0.00	1.25	0.00	0.02	1.25	0.00	0.10	570.60	3.13	566.46	566.24	Inlet
	1+00.00	1+00.00	0.0		0.61		0.00	0.31	100		0.26	10.26	9.77	2.98	0.00	2.98									567.36	567.36	567.36												Junction Line G
Storm Drain Lat G3																																						
	1+20.46	1+00.00	20.5	0.71	0.71	0.50	0.36	0.36	100	10	0.00	10.00	9.83	3.49	0.00	3.49	1		21	0.0050	1.75		0.0005	0.01	568.51	568.50	568.61	0.00	1.45	0.00	0.03	1.25	0.00	0.10	570.99	2.38	566.47	566.24	Inlet
	1+00.00	1+00.00	0.0		0.71		0.00	0.36	100		0.23	10.23	9.78	3.47	0.00	3.47									568.50	568.50	568.50												Junction Line G
Storm Drain Lat G4																																						
	1+50.81	1+32.06	18.8	1.97	1.97	0.50	0.99	0.99	100	10	0.00	10.00	9.83	9.68	0.00	9.68	1		21	0.0048	1.42		0.0037	0.07	559.68	559.60	559.93	0.00	4.03	0.00	0.25	0.30	0.00	0.25	562.70	2.77	558.27	558.18	Inlet
	1+32.06	1+00.00	32.1		1.97		0.00	0.99	100		0.08	10.08	9.81	9.67	0.00	9.67	1		21	0.0050	1.30		0.0037	0.12	559.48	559.32	559.60	4.03	4.02	0.25	0.25	0.50	0.13	0.12	562.62	3.02	558.18	558.02	Bend
	1+00.00	1+00.00	0.0		1.97		0.00	0.99	100		0.13	10.21	9.79	9.64	0.00	9.64									558.81	558.81	558.81												Junction Line G
Storm Drain Lat G5																																						
	1+18.35	1+00.00	18.4	2.09	2.09	0.50	1.05	1.05	100	10	0.00	10.00	9.83	10.27	0.00	10.27	1		21	0.0050	1.76		0.0042	0.08	559.77	559.69	560.05	0.00	4.27	0.00	0.28	1.25	0.00	0.28	562.31	2.26	558.15	557.93	Inlet
	1+00.00	1+00.00	0.0		2.09		0.00	1.05	100		0.07	10.07	9.82	10.26	0.00	10.26									559.69	559.69	559.69												Junction Line G
Storm Drain Lat G6																																						
	1+20.51	1+00.00	20.5	0.46	0.46	0.50	0.23	0.23	100	10	0.00	10.00	9.83	2.26	0.00	2.26	1		24	0.0100	1.49		0.0001	0.00	559.83	559.83	559.93	0.00	0.72	0.00	0.01	1.25	0.00	0.10	563.16	3.23	558.79	558.34	Inlet
	1+00.00	1+00.00	0.0		0.46		0.00	0.23	100		0.47	10.47	9.73	2.24	0.00	2.24									559.83	559.83	559.83												Junction Line G
Storm Drain Lat G7																																						
	1+16.74	1+00.00	16.7	0.46	0.46	0.50	0.23	0.23	100	10	0.00	10.00	9.83	2.26	0.00	2.26	1		21	0.0050	1.57		0.0002	0.00	560.07	560.07	560.17	0.00	0.94	0.00	0.01	1.25	0.00	0.10	563.15	2.98	558.96	558.50	Inlet
	1+00.00	1+00.00	0.0		0.46		0.00	0.23	100		0.30	10.30	9.77	2.25	0.00	2.25									560.07	560.07	560.07												Junction Line G
Storm Drain Lat G8																																						
	1+55.19	1+37.26	17.9	0.84	0.84	0.50	0.42	0.42	100	10	0.00	10.00	9.83	4.13	0.00	4.13	1		24	0.0050	1.79		0.0003	0.01	559.80	559.79	559.90	0.00	1.31	0.00	0.03	1.25	0.00	0.10	562.31	2.41	558.05	558.00	Inlet
	1+37.26	1+32.26	5.0		0.84		0.00	0.42	100		0.23	10.23	9.78	4.11	0.00	4.11	1		24	0.0050	1.76		0.0003	0.00	559.69	559.69	559.79	1.31	1.31	0.03	0.03	0.30	0.01	0.10	562.30	2.51	558.00	557.93	Bend
	1+32.26	1+00.00	32.3	2.09	2.93	0.50	1.05	1.47	100		0.06	10.29	9.77	14.31	0.00	14.31	1		24	0.0050	1.45		0.0040	0.13	559.38	559.22	559.69	1.31	4.56	0.03	0.32	0.50	0.01	0.31	562.31	2.62	557.93	557.77	Juction Lat G5
	1+00.00	1+00.00	0.0		2.93		0.00	1.47	100		0.12	10.41	9.74	14.27	0.00	14.27									558.81	558.81	558.81												Junction Line G

DRAINAGE AREA DATA- RATIONAL CALCULATIONS

AREA ID	AREA (acres)	C	T_c (min)	I_{100} (in/hr)	Q_{100} (cfs)
CHANNEL A	3.02	0.43	10	9.8	12.73
CHANNEL B	16.07	0.43	10	9.8	67.72

HYDRAULIC DATA
CULVERT A
24" RCP
PROPOSED CONDTIIONS

	100 YR
Q	12.73 cfs
d_c	1.29 ft
HWA	565.22 ft
HW	564.71 ft
TW	Crown
V_{out}	7.00 ft/sec
Control	Inlet

HYDRAULIC DATA
CULVERT B
5'x4' RCB
PROPOSED CONDTIIONS

	100 YR
Q	67.72 cfs
d_c	1.98 ft
HWA	548.03 ft
HW	544.97 ft
TW	541.94 ft
V_{out}	7.98 ft/sec
Control	Inlet

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.

DATE: 1/08/2018

no.	revision	by	date

scale
horiz N/A
vert N/A
date FEB 2017

teague nall & perkins
1100 Macon Street
Fort Worth, Texas 76102
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

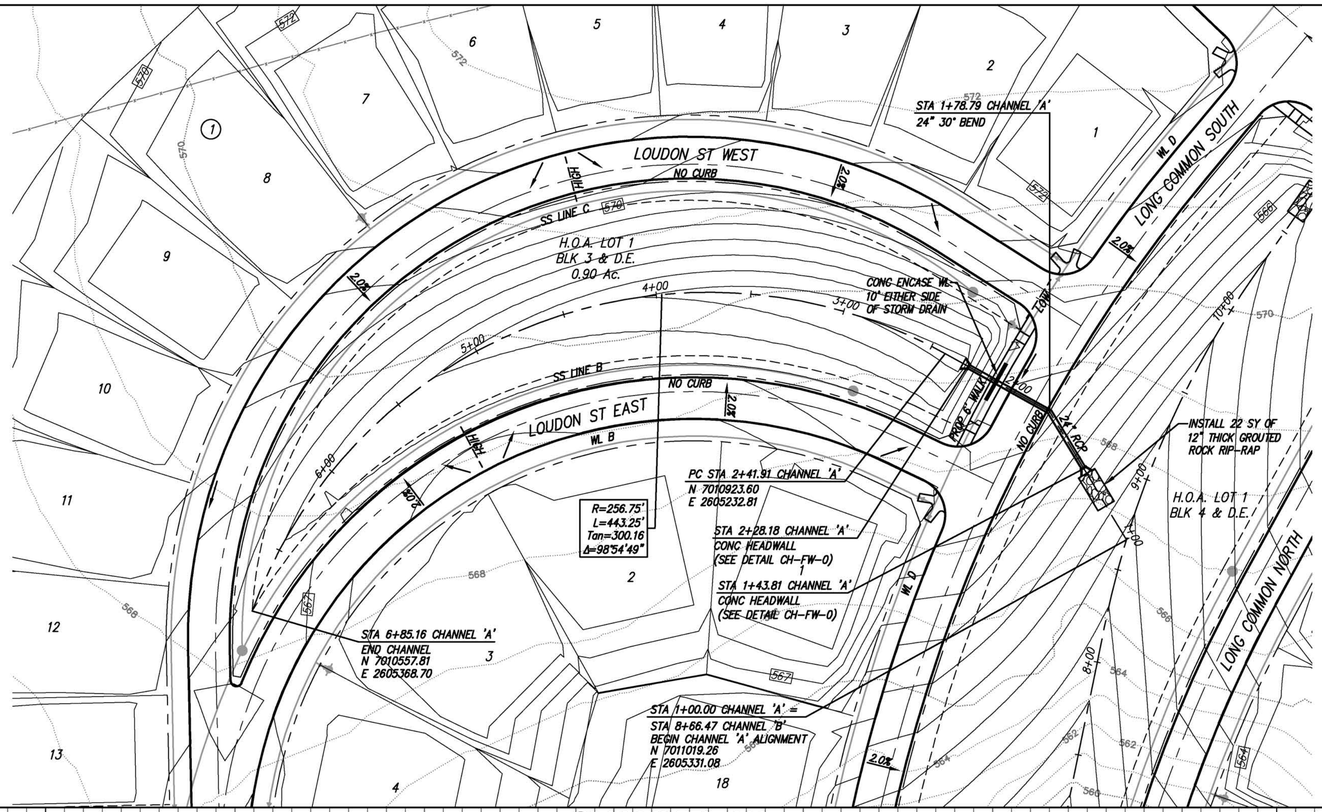
STATE OF TEXAS · SCOTT C. WILHELM · 82792 · REGISTERED PROFESSIONAL ENGINEER
Date: 2/17/17 , P.E.

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Drainage Calculations

tnp project ACD 14208
sheet 42 of 77

Drawing: O:\PROJECTS\ACD14208\Local\sheets\39-42 Drainage Area Map.dwg ot Jan 10, 2018-2:32pm by Chris_O
Layout: Layout4 Xrefs: x-border.dwg - x3d-Drainage Base.dwg - x3d-Existing Base.dwg - 14-1363-FINAL-BOUNDARY.dwg - x3d-Site Base.dw

ACD14208



N

40 0 20 40

GRAPHIC SCALE

RECORD DRAWING

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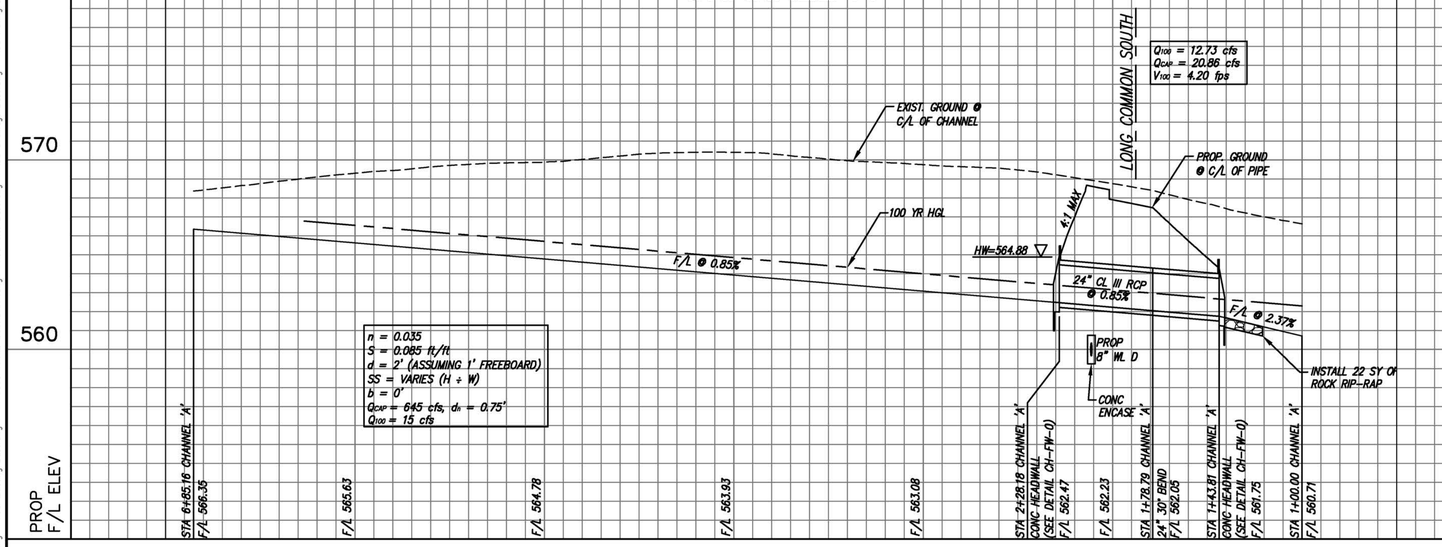
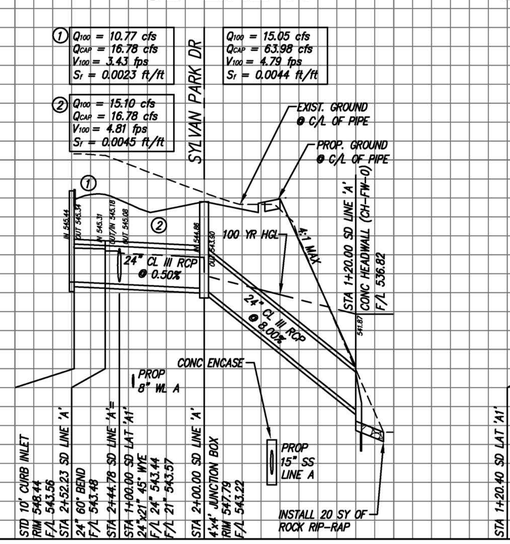
BM 3:
BEING A RR SPIKE SET IN THE NW SIDE OF A PP & LOCATED IN THE SW CORNER OF THE INTERSECTION OF FM 549 & STATE HIGHWAY 205, & BEING 57' SW OF SAID INTERSECTION. (ELEV 566.42)

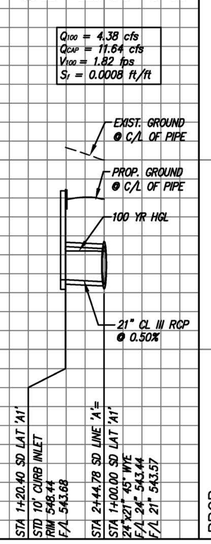
CHANNEL 'A'



SD LINE 'A'



SD LAT 'A1'



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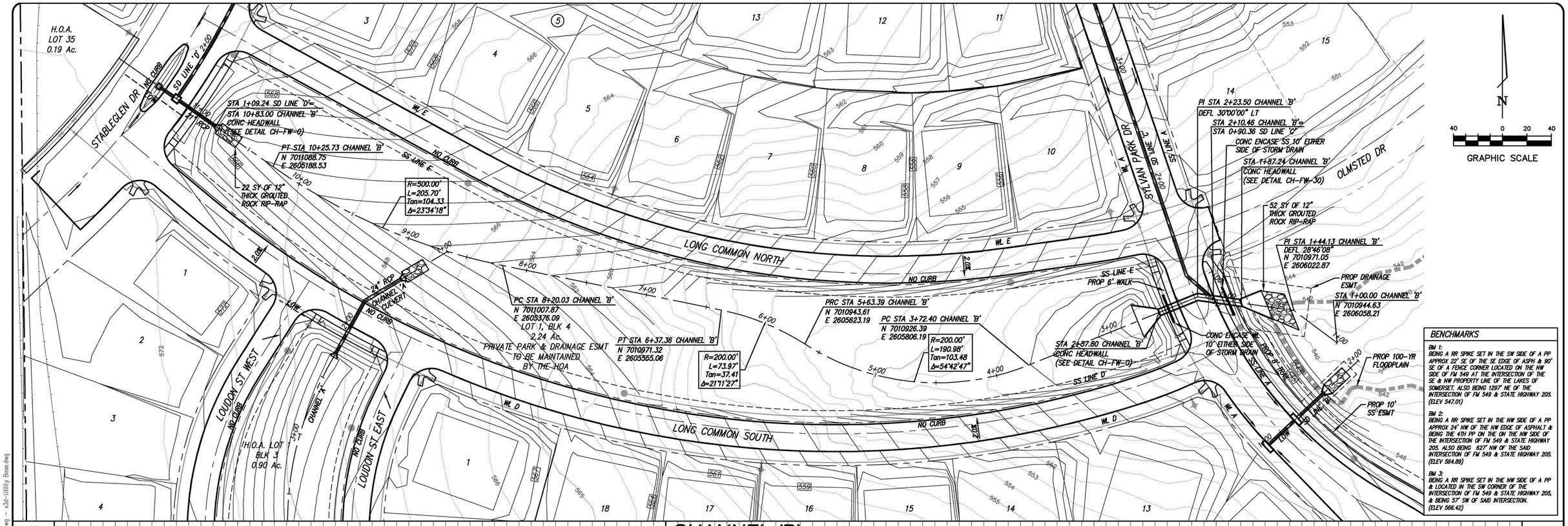
STATE OF TEXAS · SCOTT C. WILHELM · 82792 · REGISTERED PROFESSIONAL ENGINEER
P.E.
Date: 2/17/17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Storm Drain Channel 'A' & Line 'A'
Plan & Profile

tnp project ACD 14208
sheet 43 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\43-51 Storm Drain Plan & Profile.dwg at Jan 10, 2018 - 2:33pm by Chris_O
Layout: CHANNEL A Xrefs: x-border.dwg - x3d-Existing Base.dwg - 14-1363-FINAL-BOUNDARY.dwg - x3d-Site Base.dwg - x3d-Drainage Base.dwg - x3d-Paving Base.dwg

ACD14208



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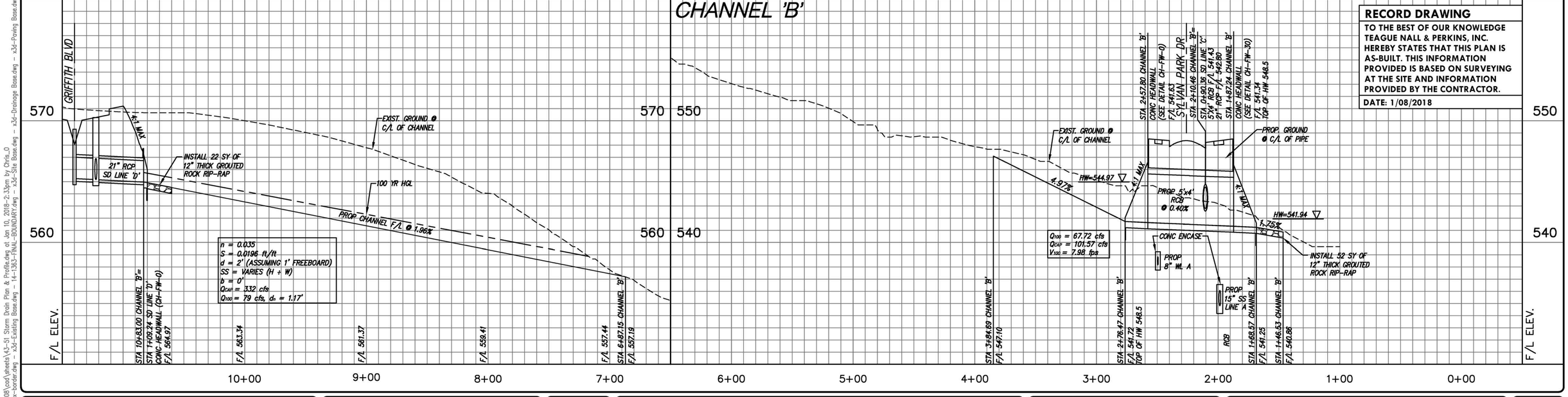
(ELEV 566.42)

CHANNEL 'B'



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vert 1"=4'
date FEB 2017

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www.tnpinc.com

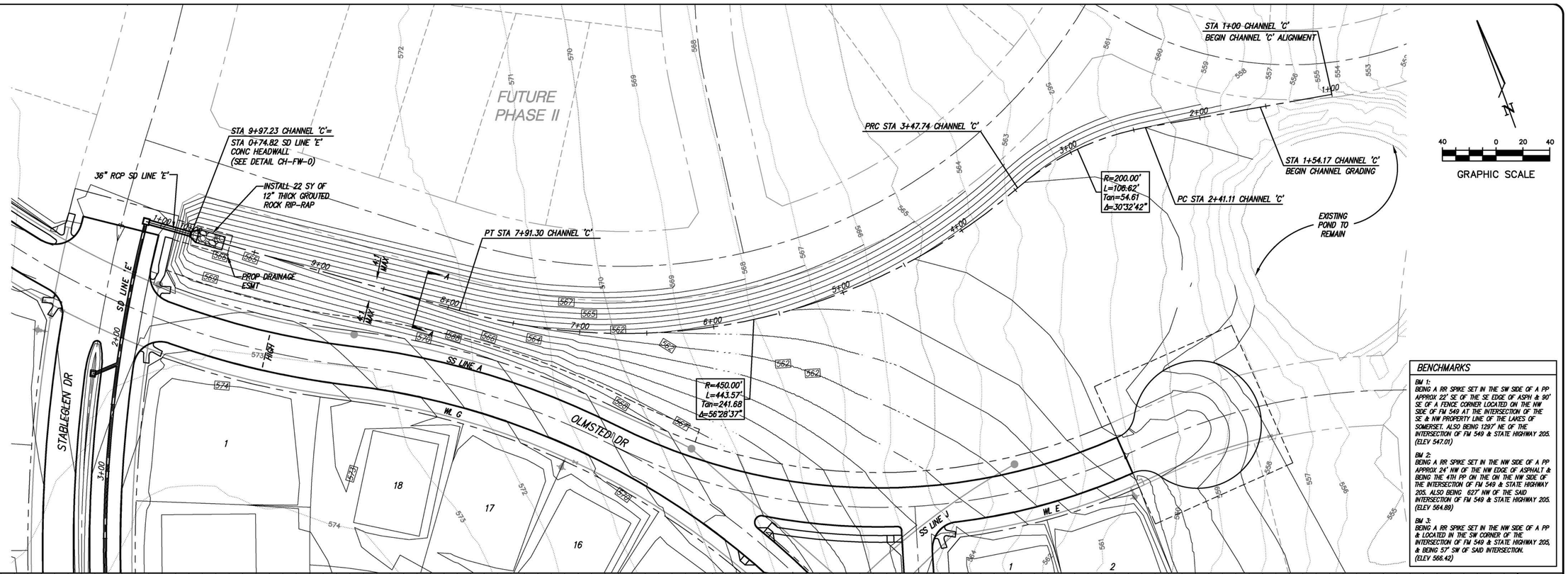
STATE OF TEXAS — SCOTT C. WILHELM — 82792 — REGISTERED PROFESSIONAL ENGINEER
P.E.
Date: 2/17/17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Storm Drain Channel 'B'
Plan & Profile

tnp project ACD 14208
sheet 44 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\43-51 Storm Drain Plan & Profile.dwg at Jan 10, 2018-2:33pm by Chris_O
Layout: CHANNEL B Xrefs: x-border.dwg – x3d-Existing Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x3d-Site Base.dwg – x3d-Drainage Base.dwg – x3d-Paving Base.dwg

ACD14208



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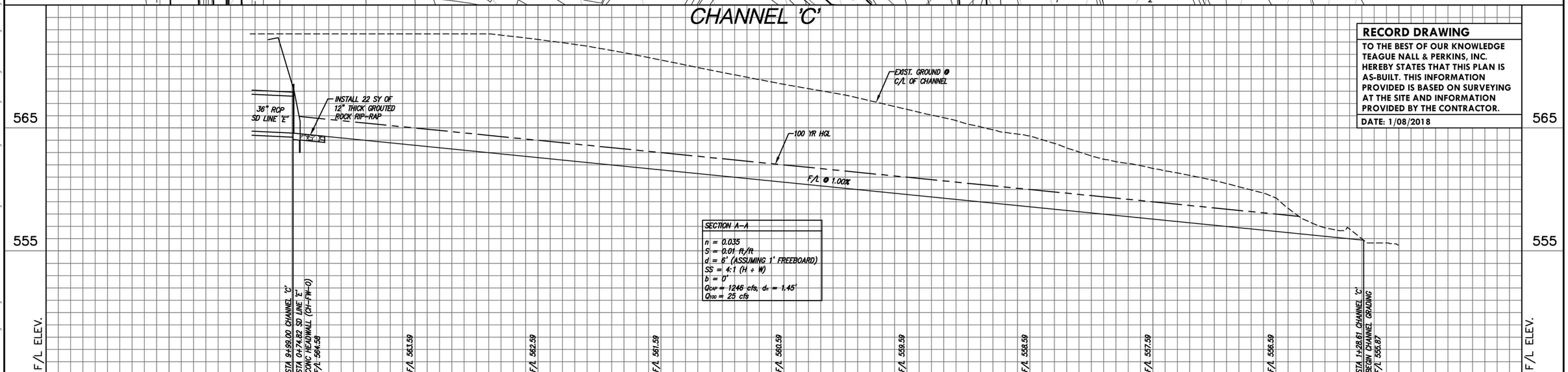
CHANNEL 'C'



SECTION A–A

n = 0.035
S = 0.01 ft/ft
d = 6' (ASSUMING 1' FREEBOARD)
SS = 4:1 (H ÷ W)
b = 0'
Q_{CAP} = 1246 cfs, d_n = 1.45'
Q_{100} = 25 cfs

RECORD DRAWING

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www.tnpinc.com

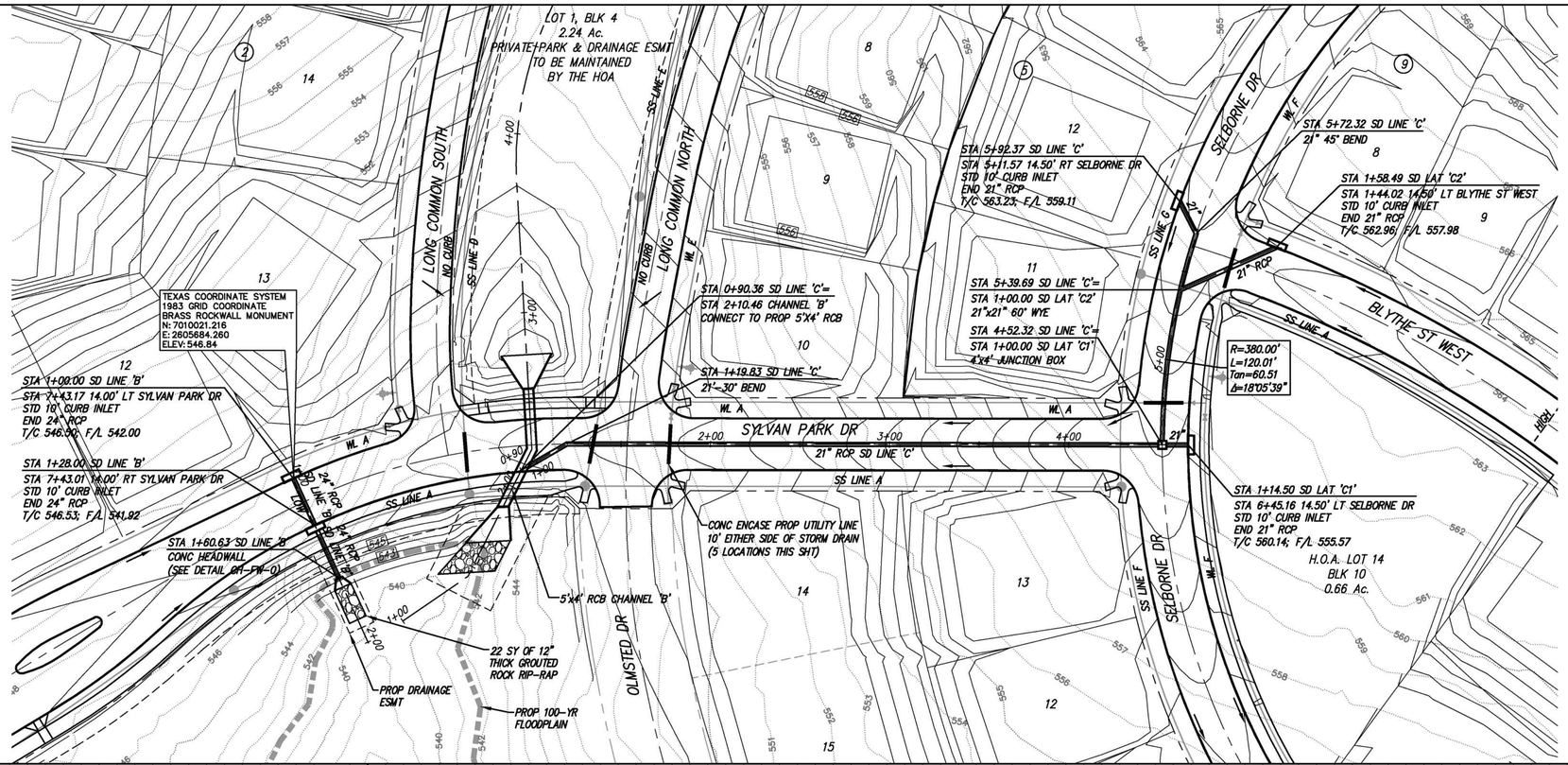
STATE OF TEXAS
SCOTT C. WILHELM
82792
REGISTERED PROFESSIONAL ENGINEER
P.E.
Date: 2/17/17

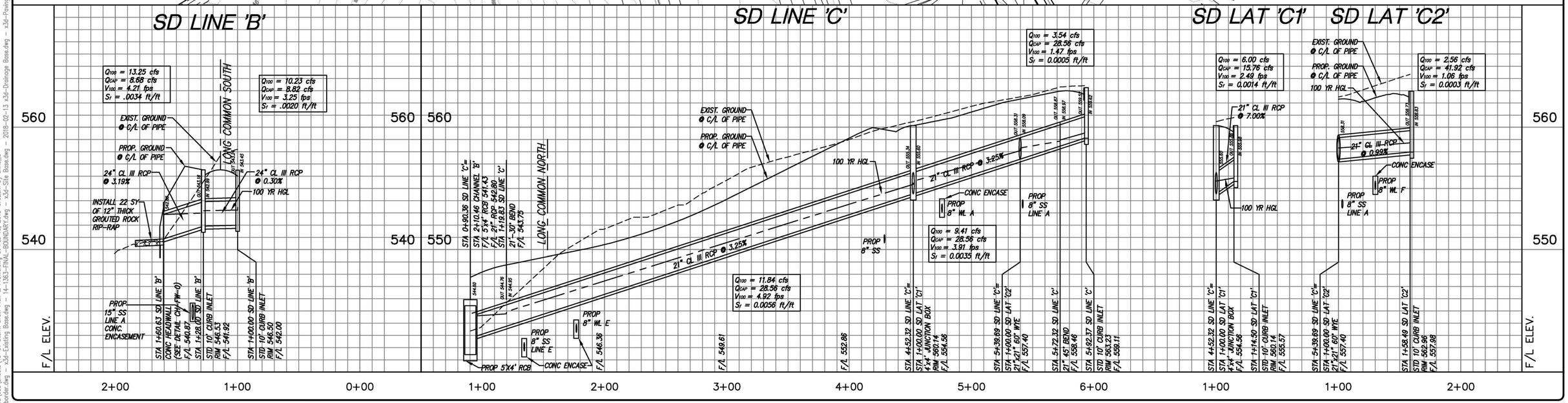
City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Storm Drain Channel 'C' Plan & Profile

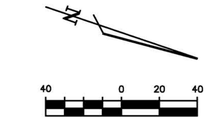
tnp project ACD 14208
sheet 45 of 77

Drawing: O:\PROJECTS\ACD14208\civil\sheets\A3-51 Storm Drain Plan & Profile.dwg at Jan 10, 2018-2:34pm by Chris_O
Layout: CHANNEL C Xrefs: x-border.dwg – x3d-Existing Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x3d-Site Base.dwg – x3d-Drainage Base.dwg – x3d-Paving Base.dwg – x3d

ACD14208







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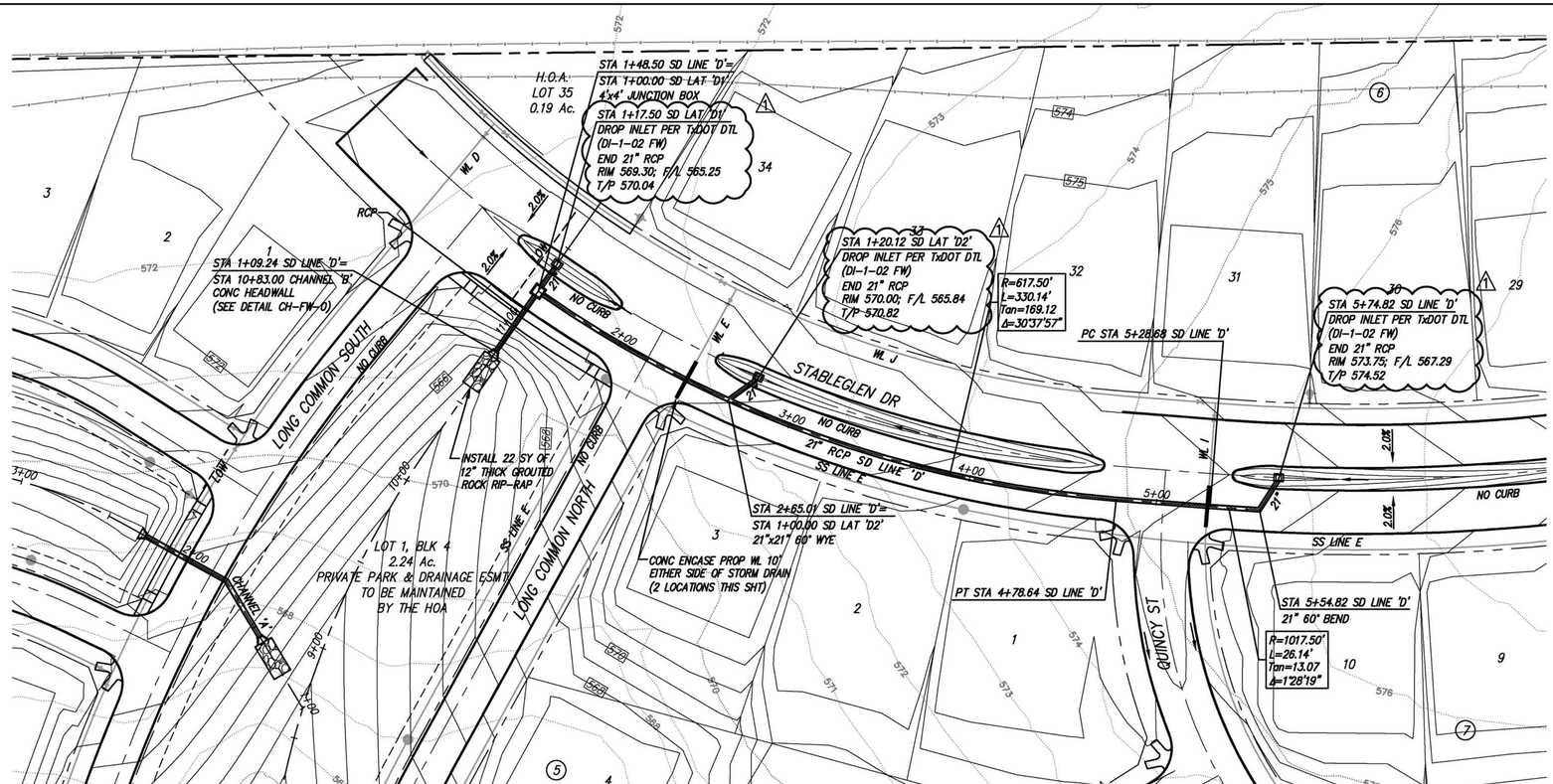
STATE OF TEXAS
SCOTT C. WILHELM
82792
REGISTERED PROFESSIONAL ENGINEER
Date: 2/17/17

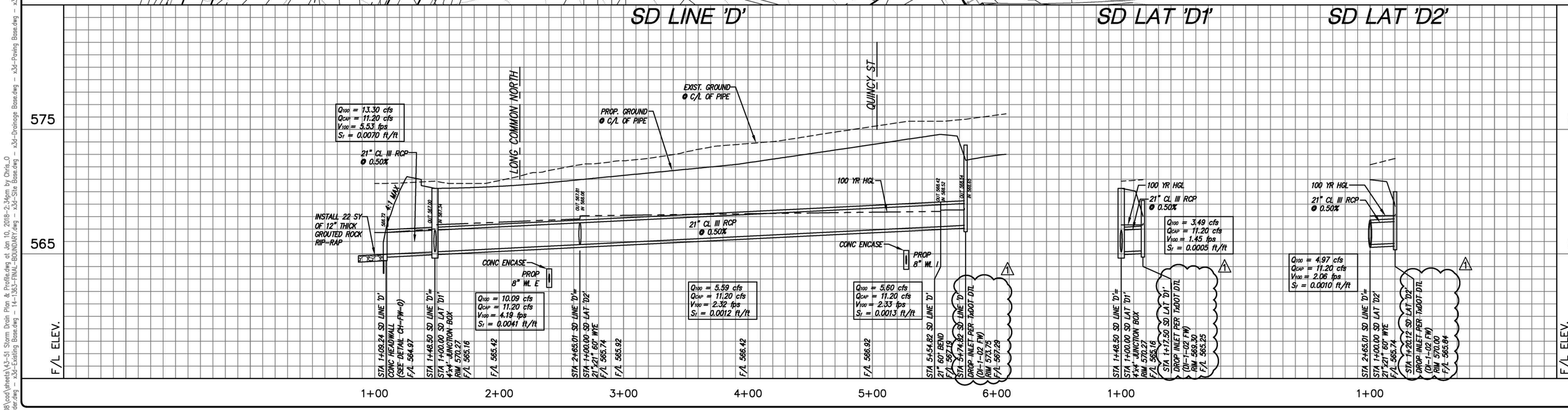
City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Storm Drain Line 'B' & 'C' Plan & Profile

tnp project ACD 14208
sheet 46 of 77

Drawing: C:\PROJECTS\ACD14208\cad\sheets\43-51 Storm Drain Plan & Profile.dwg at Feb 13, 2018-9:52am by Chris_O
Layout: LINE B-C Xrefs: x-border.dwg – x3d-Existing Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x3d-Site Base.dwg – 2018-02-13 x3d-Drainage Base.dwg – x3d-Paving Base.dwg – x3d-Utility Base.dwg

ACD14208





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1	REVISED RIM ELEVATIONS	SCW	9-7-17

scale
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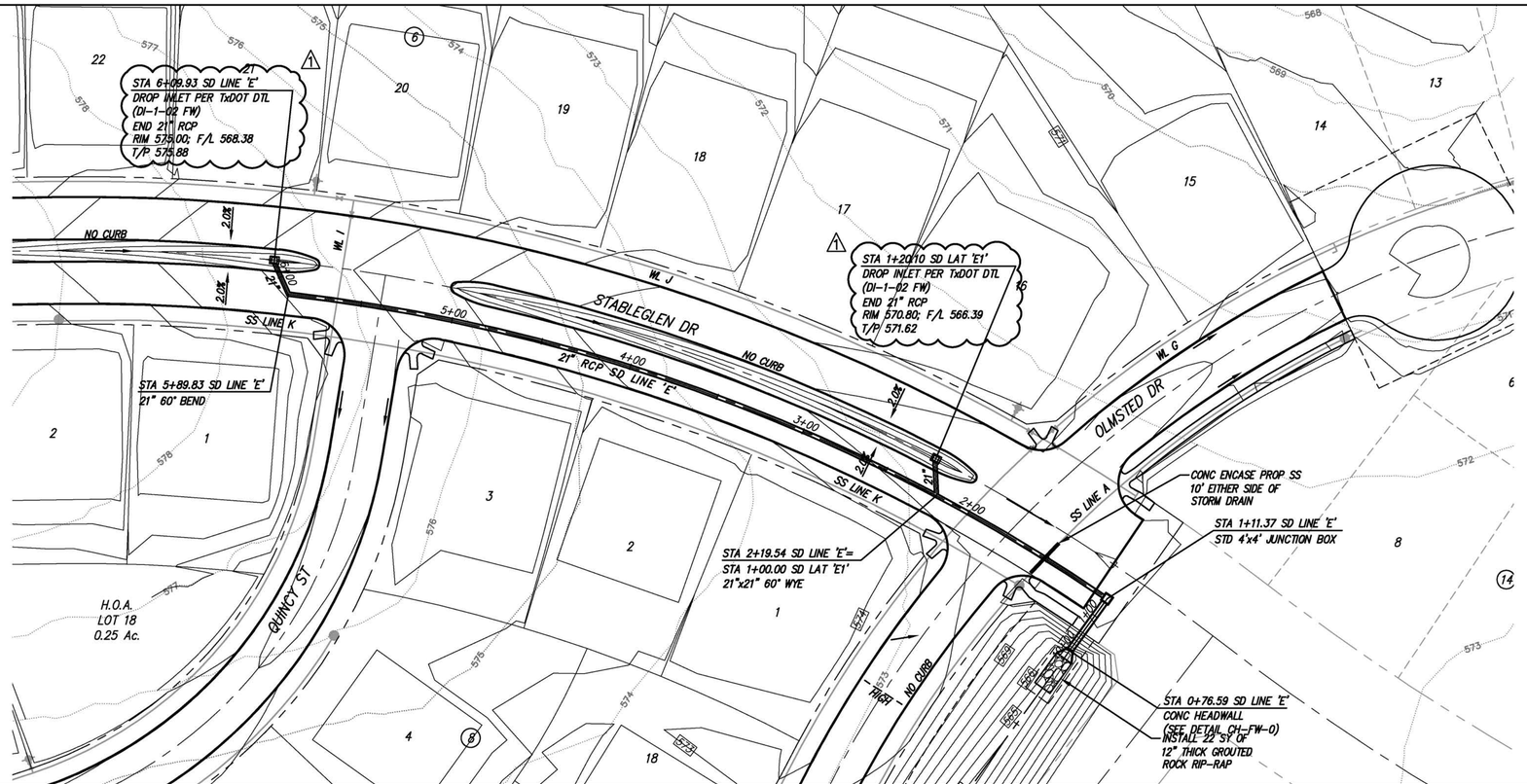
SCOTT C. WILHELM
82792
REGISTERED PROFESSIONAL ENGINEER
Scott Wilhelm, P.E.
Date: 2/17/17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Storm Drain Line 'D'
Plan & Profile

tnp project ACD 14208
sheet 47 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\43-51 Storm Drain Plan & Profile.dwg at Jan 10, 2018 - 2:34pm by Chris_O
Layout: LINE D Xrefs: x-border.dwg - x3d-Existing Base.dwg - 14-1363-FINAL_BOUNDARY.dwg - x3d-Site Base.dwg - x3d-Drainage Base.dwg - x3d-Paving Base.dwg - x3d-Utility Base.dwg

ACD14208



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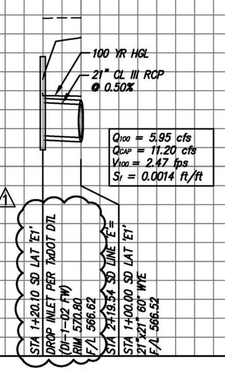
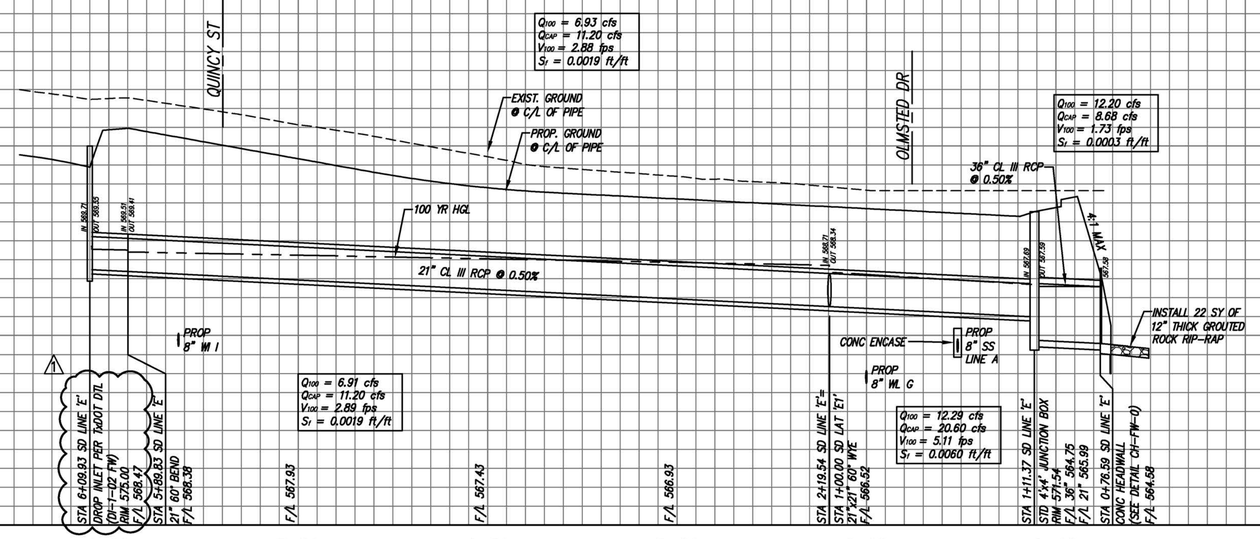
(ELEV 566.42)

SD LAT 'E1'



SD LINE 'E'



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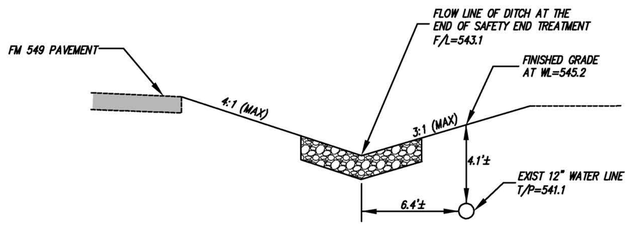
STATE OF TEXAS
SCOTT C. WILHELM
82792
REGISTERED PROFESSIONAL ENGINEER
Date: 2/17/17 P.E.

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Storm Drain Line 'E'
Plan & Profile

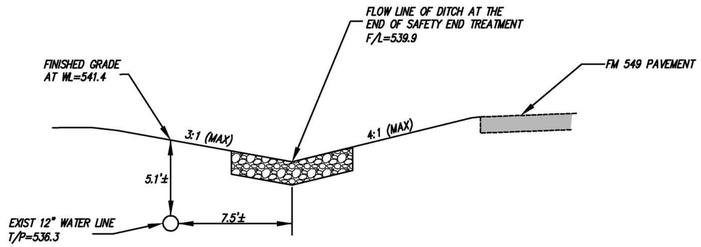
tnp project ACD 14208
sheet 48 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\43-51 Storm Drain Plan & Profile.dwg at Jan 10, 2018-2:34pm by Chris_O
Layout: LINE E Xrefs: x-border.dwg – x3d-Existing Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x3d-Site Base.dwg – x3d-Drainage Base.dwg – x3d-Paving Base.dwg – x3d-Utility Base.dwg

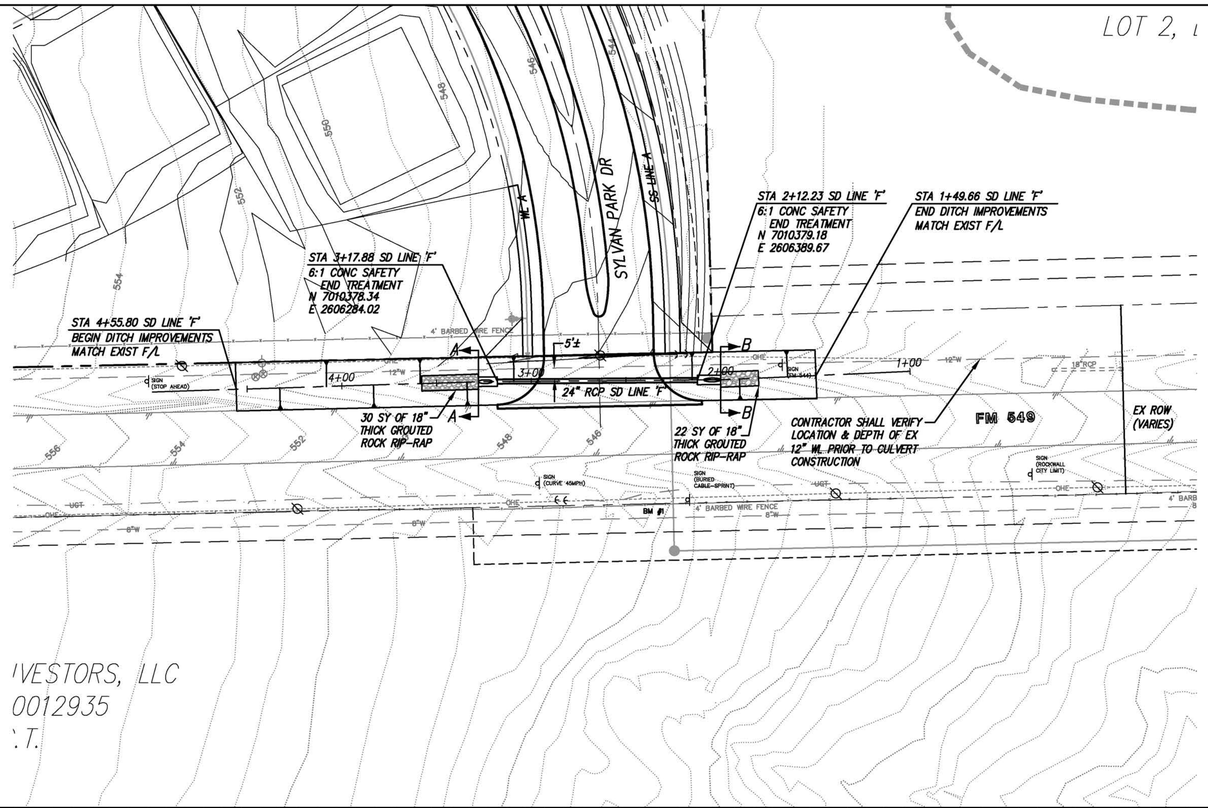
ACD14208

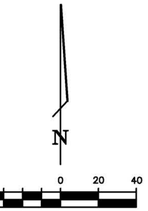


SECTION A–A
NOT TO SCALE



SECTION B–B
NOT TO SCALE





BENCHMARKS

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BEING A RR SPIKE SET IN THE SW SIDE OF A PP APPROX 22' SE OF THE SE EDGE OF ASPH & 90' SE OF A FENCE CORNER LOCATED ON THE NW SIDE OF FM 549 AT THE INTERSECTION OF THE SE & NW PROPERTY LINE OF THE LAKES OF SOMERSET. ALSO BEING 1297' NE OF THE INTERSECTION OF FM 549 & STATE HIGHWAY 205. (ELEV 547.01)

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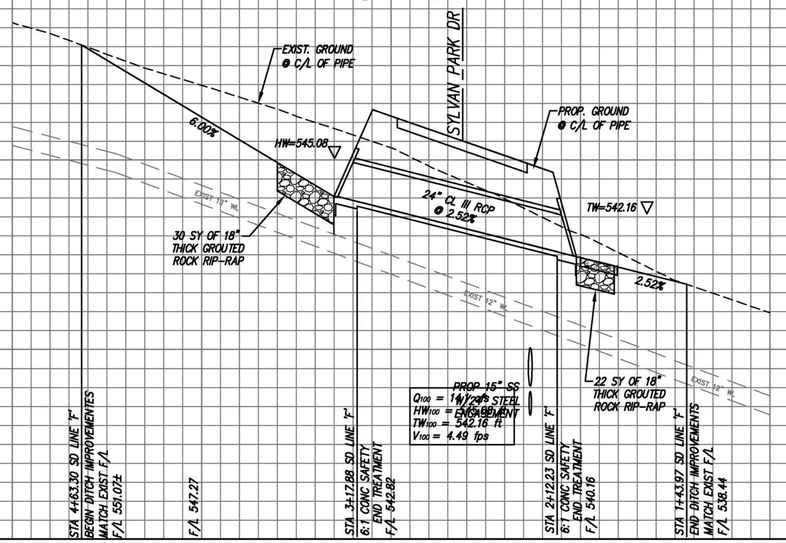
BM 3:
BEING A RR SPIKE SET IN THE NW SIDE OF A PP & LOCATED IN THE SW CORNER OF THE INTERSECTION OF FM 549 & STATE HIGHWAY 205, & BEING 57' SW OF SAID INTERSECTION. (ELEV 566.42)

SD LINE 'F'



T/C ELEV. 545 535

4+00 3+00 2+00 1+00

RECORD DRAWING
TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.
DATE: 1/08/2018

no.	revision	by	date

scale
horiz 1"=40'
vert 1"=4'
date FEB 2017

teague nall & perkins
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TBPE Registration No. F-230
www.tnpinc.com

STATE OF TEXAS
SCOTT C. WILHELM
82792
REGISTERED PROFESSIONAL ENGINEER
Date: 2/17/17 P.E.

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Storm Drain Line 'F'
Plan & Profile

tnp project ACD 14208
sheet 49 of 77

Drawing: C:\PROJECTS\ACD14208\cost\sheets\43-51 Storm Drain Plan & Profile.dwg at Jan 10, 2018-2:34pm by Chris_O
Layout: LINE F Xrefs: x-border.dwg – x3d-Existing Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x3d-Site Base.dwg – x3d-Drainage Base.dwg – x3d-Paving Base.dwg – x3d-Utility Base.dwg

ACD14208

STA 1+33.87 SD LAT 'G1'
24" 60° BEND

STA 1+58.87 SD LAT 'G1'
STA 8+08.20 14.50' LT QUINCY ST
STD 10' CURB INLET
END 24" RCP
T/C 570.99; F/L 566.31

STA 1+28.44 SD LAT 'G1'=
STA 1+00.00 SD LAT 'G3'
24"x21" 45° WYE

CONC ENCASE WL 10' EITHER SIDE OF SD

STA 10+69.31 SD LINE 'G'=
STA 1+00.00 SD LAT 'G2'
24"x21" 45° WYE

STA 10+74.09 SD LINE 'G'
24" 45° BEND

STA 10+90.75 SD LINE 'G'
STA 7+23.09 14.50' LT QUINCY ST
STD 10' CURB INLET
END 24" RCP
T/C 570.60; F/L 566.31

TEXAS COORDINATE SYSTEM
1983 GRID COORDINATE
BRASS ROCKWALL MONUMENT
N: 7011151.686
E: 2605216.821
ELEV: 571.12

STA 1+20.46 SD LAT 'G3'
STA 8+08.45 14.50' RT QUINCY ST
STD 10' CURB INLET
END 21" RCP
T/C 570.99; F/L 566.47

STA 1+18.35 SD LAT 'G5'
STA 8+53.64 14.51' LT BLYTHE ST WEST
STD 10' CURB INLET
T/C 562.31; F/L 558.15

CONC ENCASE WL 10' EITHER SIDE OF SD

STA 7+84.41 SD LINE 'G'=
STA 1+00.00 SD LAT 'G7'
30"x21" 60° WYE

STA 1+16.74 SD LAT 'G7'
STA 3+46.95 14.50' LT GAGE ST
STD 10' CURB INLET
END 21" RCP
T/C 563.14; F/L 558.96

CONC ENCASE SS 10' EITHER SIDE OF SD

STA 10+39.73 SD LINE 'G'=
STA 1+00.00 SD LAT 'G1'
4'x4' JUNCTION BOX

STA 1+19.46 SD LAT 'G2'
STA 7+23.33 14.50' RT QUINCY ST
STD 10' CURB INLET
END 21" RCP
T/C 570.60; F/L 566.46

STA 1+20.51 SD LAT 'G6'
STA 3+46.72 14.50' RT GAGE ST
STD 10' CURB INLET
END 24" RCP
T/C 563.15; F/L 558.79

STA 7+78.51 SD LINE 'G'=
STA 1+00.00 SD LAT 'G6'
30"x24" 45° WYE

STA 1+37.26 SD LAT 'G8'
24" 60° BEND

STA 1+55.19 SD LAT 'G8'
STA 8+53.39 14.00' RT BLYTHE ST WEST
STD 10' CURB INLET
END 24" RCP
T/C 562.31; F/L 558.05

STA 1+32.21 SD LAT 'G8'=
STA 1+00.00 SD LAT 'G5'
24"x21" 45° WYE

STA 7+50.23 SD LINE 'G'=
STA 1+00.00 SD LAT 'G4'=
STA 1+00.00 SD LAT 'G8'
5'x5' JUNCTION BOX

STA 7+18.25 SD LINE 'G'
END 0" TO 6" CURB TRANSITION
F/L= 562.69
T/C=563.19

STA 5+26.49 SD LINE 'G'
DEFL 0°51'33" up
END 30" RCP
BEGIN 48" RCP
CONC COLLAR

STA 5+75.82 SD LINE 'G'
FLUME F/L= 556.5
FLUME T/C=557.0

STA 7+21.14 SD LINE 'G'
BEGIN CONC FLUME
BEGIN 0" TO 6" CURB TRANSITION
FLUME F/L= 562.78

STA 7+32.96 SD LINE 'G'
CONSTRUCT CONC EMERGENCY OVERFLOW FLUME PER DETAIL THIS SHEET

CONSTRUCT 285 LF OF 5' WIDE CONCRETE FLUME (PER DETAIL ON THIS SHEET)

STA 1+32.06 SD LAT 'G4'
21" 45° BEND

STA 1+50.81 SD LAT 'G4'
STA 7+61.69 14.50' LT BLYTHE ST WEST
STD 10' CURB INLET
END 21" RCP
T/C 562.70; F/L 558.27

STA 4+55.21 SD LINE 'G'
FLUME F/L= 552.5
FLUME T/C=553.0

STA 4+38.21 SD LINE 'G'
BEGIN 6" TO 0" CURB TRANSITION
FLUME F/L= 551.9
FLUME T/C=551.4

STA 4+35.21 SD LINE 'G'
CONC HEADWALL (CH-FW-0)
END CONC FLUME AT PROP HEADWALL
END 6" TO 0" CURB TRANSITION
FLUME F/L= 551.8

INSTALL 46 SY OF 12" THICK GROUTED ROCK RIP-RAP

FUTURE LOT 21
FF=555.5

PROP DRAINAGE ESMT

FUTURE LOT 2
FF=553.5

FUTURE LOT 20
FF=554.3

FUTURE LOT 3
FF=552.7

FUTURE LOT 4
FF=552.7

FUTURE PHASE 2 CONTOUR (TYP)

PROP PHASE 1 CONTOUR (TYP)

EXIST CONTOUR (TYP)

FUTURE SELBORNE DR.

FUTURE OLMSTEAD DR.

GAGE ST

QUINCY ST

BLYTHE ST WEST

SS LINE H

SS LINE I

WL H

WL I

WL G

SS LINE A

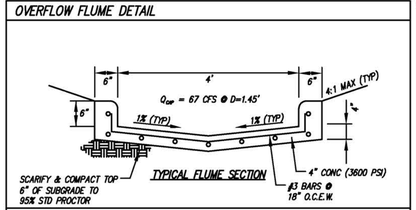
30" RCP SD LINE 'G'

48" RCP SD LINE 'G'

LOW

GRAPHIC SCALE
40 0 20 40

OVERFLOW FLUME DETAIL



Q_{des} =58 CFS
Q_{cap} =678 CFS
V_{des} =3.3 FPS
D_{des} =0.7'

SECTION A-A

BENCHMARKS

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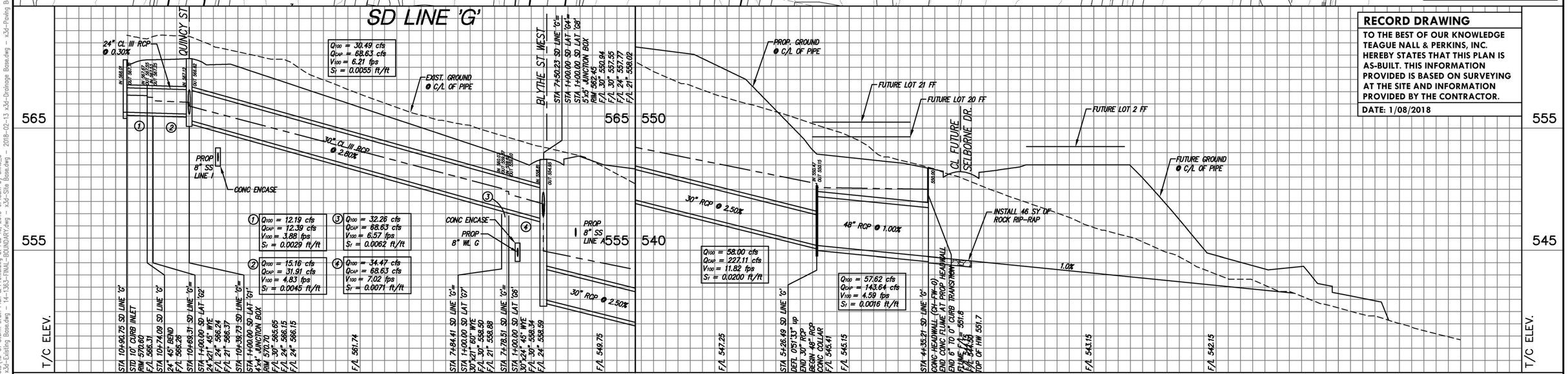
SD LINE 'G'



STA 10+90.75 SD LINE 'G'
STD 10' CURB INLET
RIM 570.60
F/L 566.31
STA 10+74.09 SD LINE 'G'
24" 45° BEND
F/L 566.26
STA 10+69.31 SD LINE 'G'=
STA 1+00.00 SD LAT 'G2'
24"x21" 45° WYE
F/L 24" 566.24
F/L 21" 566.37
STA 10+39.73 SD LINE 'G'=
STA 1+00.00 SD LAT 'G1'
4'x4' JUNCTION BOX
RIM 570.70
F/L 30" 565.65
F/L 24" 566.15
F/L 24" 566.15
F/L 561.74
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STA 1+00.00 SD LAT 'G7'
30"x21" 60° WYE
F/L 30" 558.50
F/L 21" 558.88
STA 7+78.51 SD LINE 'G'=
STA 1+00.00 SD LAT 'G6'
30"x24" 45° WYE
F/L 30" 558.34
F/L 24" 558.59
F/L 549.75
STA 5+26.49 SD LINE 'G'
DEFL 0°51'33" up
END 30" RCP
BEGIN 48" RCP
CONC COLLAR
F/L 545.41
F/L 547.25
STA 4+35.21 SD LINE 'G'
CONC HEADWALL (CH-FW-0)
END CONC FLUME AT PROP HEADWALL
END 6" TO 0" CURB TRANSITION
FLUME F/L= 551.8
FLUME T/C=551.3
TOP OF HW 551.7
F/L 544.55
F/L 545.15
F/L 543.15
F/L 542.15

11+00 10+00 9+00 8+00 7+00 6+00 5+00 4+00 3+00 2+00 1+00

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SCOTT C. WILHELM
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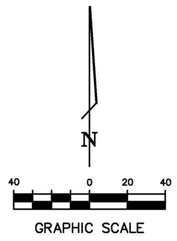
REGISTERED PROFESSIONAL ENGINEER
P.E.
Date: 2/17/17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Storm Drain Line 'G
Plan & Profile (1 of 2)

tnp project ACD 14208
sheet 50 of 77

Drawing: O:\PROJECTS\ACD14208\Icad\sheets\43-01 Storm Drain Plan & Profile.dwg at Feb 13, 2018-8:48am by Chris_O
Layout: LINE G Xrefs: x-border.dwg – x3d-Existing Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x3d-Site Base.dwg – 2018-02-13 x3d-Drainage Base.dwg – x3d-Paving Base.dwg

ACD14208



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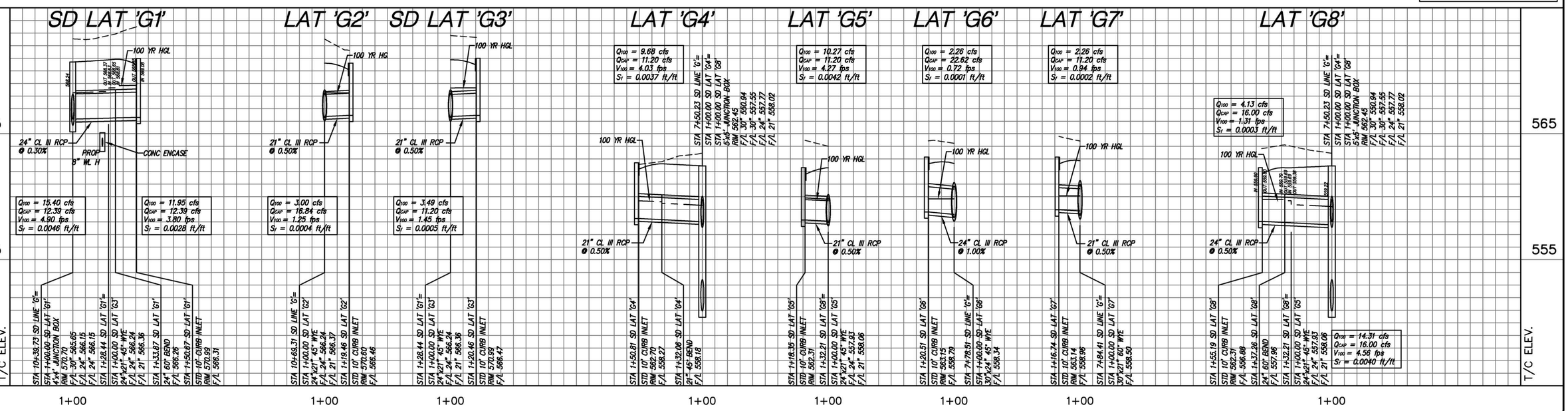

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City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Storm Drain Line 'G
Plan & Profile (2 of 2)

tnp project ACD 14208
sheet 51 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\43-51 Storm Drain Plan & Profile.dwg at Jan 10, 2018-2:35pm by Chris_O
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ACD14208

MATCH LINE SEE SHEET 54

MATCH LINE SEE SHEET 53

LOUDON ST

LONG COMMON SOUTH

LOUDON ST EAST

LOUDON ST WEST

CHANNEL A

FM 549

4" BARBED WIRE FENCE

LOT 1 PAD 569.0 FF 569.7 (60x70)
LOT 2 PAD 569.0 FF 569.7 (60x70)
LOT 3 PAD 569.5 FF 570.2 (60x70) GB=1.0'
LOT 4 PAD 568.1 FF 568.8 (60x70) GB=1.0'
LOT 5 PAD 566.6 FF. 567.3 (60x70) GB=2.0'
LOT 6 PAD 565.0 FF 565.7 (60x70) GB=2.0'
LOT 7 PAD 563.5 FF 564.2 (60x70) GB=2.0'
LOT 8 PAD 562.0 FF 562.7 (60x70) GB=2.0'
LOT 9 PAD 560.4 FF 561.1 (60x70) GB=2.0'
LOT 10 PAD 558.7 FF 559.4 (60x70) GB=2.0'
LOT 11 PAD 568.6 FF 570.3 (50x70)
LOT 12 PAD 568.9 FF 569.6 (50x70)
LOT 13 PAD 568.1 FF 568.8 (50x70)
LOT 14 PAD 567.8 FF 568.5 (50x70) GB=2.0'
LOT 15 PAD 566.6 FF 567.3 (60x70) GB=2.0'
LOT 16 PAD 565.1 FF 565.8 (60x70) GB=2.0'
LOT 17 PAD 563.6 FF 564.3 (60x70) GB=2.0'
LOT 18 PAD 562.2 FF 562.9 (60x70) GB=2.0'
LOT 19 PAD 560.7 FF 561.4 (60x70) GB=2.0'
LOT 20 PAD 559.3 FF 560.0 (60x70) GB=2.0'
LOT 1 PAD 572.4 FF 573.1 (50x70) GB=1.0'
LOT 2 PAD 572.4 FF 573.1 (50x70) GB=1.0'
LOT 3 PAD 572.8 FF 573.5 (50x70) GB=0.5'
LOT 4 PAD 573.3 FF 574.0 (50x70) GB=0.5'
LOT 5 PAD 573.6 FF 574.3 (50x70)
LOT 6 PAD 573.6 FF 574.3 (50x70)
LOT 7 PAD 573.2 FF 573.9 (50x70)
LOT 8 PAD 571.8 FF 572.5 (50x70)
LOT 9 PAD 571.1 FF 571.8 (50x70)
LOT 10 PAD 570.3 FF 571.0 (50x70)
LOT 13 PAD 551.0 FF 551.7 (70x70)
LOT 14 PAD 554.7 FF 555.4 (70x70)
LOT 15 PAD 557.0 FF 557.7 (70x70) GB=2.0'
LOT 16 PAD 559.3 FF 560.0 (70x70) GB=2.0'
LOT 17 PAD 562.0 FF 562.7 (70x70) GB=2.0'
LOT 18 PAD 564.3 FF 565.0 (70x70) GB=2.0'

GRAPHIC SCALE
40 0 20 40

N

KEYPLAN
SCALE 1"=1000'

LEGEND

- LOT 14 PAD 714.0 FF 714.7 — PROPOSED PAD WITH LOT NUMBER, PAD ELEVATION & FINISHED FLOOR ELEVATION
- LOT 14 PAD 714.0 FF 714.7 GB=2' — PROPOSED PAD DEPICTING EXPOSED GRADE BEAM BY HOMEBUILDER GB=X' (EXPOSED DEPTH FF TO GRADE)
- T/W 630.4 F/G 629.1; 630.4; T/W 630.4 F/G 629.1 — PROPOSED WALL
- (22.42) — SPOT ELEVATION @ NATURAL GROUND
- 22.42 — PROPOSED SPOT ELEVATION
- PROPOSED DRAINAGE FLOW
- 554 — PROPOSED CONTOUR ELEVATION

NOTES

1. ALL RETAINING WALLS SHALL BE CONSTRUCTED WITHIN THE LOT OF HIGHER ELEVATION INCLUDING FOOTINGS.
2. RETAINING WALLS 3' & TALLER MUST BE DESIGNED AS WELL AS INSPECTED DURING & AFTER CONSTRUCTION. WALL ENGINEER MUST SUBMIT A SIGNED & SEALED LETTER OF WALL CONCURRENCE TO CITY STANDARDS PRIOR TO ACCEPTANCE.
3. RETAINING WALL MATERIAL TO BE DETERMINED BY THE OWNER. RETAINING WALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY-APPROVED WALL DESIGN. (NO SMOOTH CONCRETE SURFACE)
4. VEGETATIVE MATERIAL SHALL BE REMOVED BEFORE FILLING
5. FILLS OF 12" OR GREATER SHALL BE COMPACTED IN ACCORDANCE WITH 79G GUIDELINES (FHA)
6. SWALES BETWEEN LOTS SHALL BE GRADED TO THE SPOT ELEVATIONS SHOWN ON THE PLAN.
7. CONTRACTOR SHALL DEMOLISH & PROPERLY DISPOSE OF ANY EXISTING STRUCTURES LOCATED ON THE PROPERTY AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. ALL LOTS REQUIRED TO HAVE AN ENGINEERED GRADING PLAN WITH BUILDING PERMIT.

GRADING GUIDELINES

1. MAXIMUM 12% GRADE ON DRIVEWAYS
2. MAXIMUM 25% GRADE ON FRONT YARDS
3. MAXIMUM 4:1 SLOPE FROM PAD TO SIDE YARD SWALE
4. MAXIMUM 2.1' GRADE BEAM ALONG SIDE OF PAD
5. WHERE BACK YARDS ARE 20' DEEP, MAXIMUM 12% GRADE
6. WHERE BACK YARDS ARE DEEPER THAN 20', MAXIMUM 10% GRADED FOR 20' ADJACENT TO PAD & MAXIMUM 4:1 SLOPE BEYOND THIS 20'
7. LOT TO LOT DRAINAGE ONLY ALLOWED THROUGH ONE LOT BEFORE ENTERING STREET OR STORM DRAINAGE SYSTEM
8. AS PART OF THE FINE GRADING AND TO THE EXTENT PRACTICAL OF BACKYARDS, UPHILL LOTS SHOULD BE GRADED TO DIRECT RUNOFF TO POINTS THAT ALIGN WITH THE SIDE YARDS OF DOWNHILL LOTS.
9. ALL FILL TO BE COMPACTED TO A MIN 95% STD DENSITY USING A SHEEP'S FOOT ROLLER

R.O.W.
BUILDING LINE
15'
LIMITS OF PAD
A A
PROPERTY LINE
6 MIL (MIN) POLY SHEETING
5'
5'
PAD ELEVATION
8"-12"
6 MIL (MIN) POLY SHEETING
SECTION A-A

POLY SHEETING DETAIL
NTS

1' OVERBUILD PAD
60' R.O.W.
4' TYP
1' OVERBUILD PAD
1%
1%
PROP POLY PER DETAIL (TYP)
CONTRACTOR TO SLOPE FRONT YARD FROM R.O.W. AT 1% THEN UP AT 3:1 TO FINAL PAD ELEVATION

TYPICAL GRADING CROSS SECTION
NTS

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STATE OF TEXAS
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REGISTERED PROFESSIONAL ENGINEER
P.E.
Date: 2-13-17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Lot Block Grading (1 of 8)

tnp project ACD 14208
sheet 52 of 77

Drawing: Q:\PROJECTS\ACD14208\cad\sheets\52-59 Lot Block Grading.dwg at Jan 10, 2018-2:35pm by Chris_O
Layout: Layout1 Xrefs: x3d-Existing Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x3d-Grading Base.dwg – x3d-Paving Base.dwg – x-border.dwg – x3d-Site Base.dwg – x3d-Drainage Base.dwg – x3d-Key Map.dwg – x3d-Utility Base.dwg

ACD14208

MATCH LINE SEE SHEET 55

MATCH LINE SEE SHEET 52

LONG COMMON SOUTH

LOUDON ST

SYLVAN PARK DR

FM 549

EXISTING 100-YR FLOODPLAIN

LOT 15 PAD 557.0 FF 557.7 (70x70) GB=2.0'

LOT 14 PAD 554.7 FF 555.4 (70x70)

LOT 13 PAD 551.0 FF 551.7 (70x70)

LOT 12 PAD 549.2 FF 549.9 (70x70)

LOT 11 PAD 549.5 FF 550.2 (70x70)

LOT 10 PAD 558.7 FF 559.4 (60x70) GB=2.0'

LOT 7 563.5 564.2 0x70) =2.0'

LOT 8 PAD 562.0 FF 562.7 (60x70) GB=2.0'

LOT 9 PAD 560.4 FF 561.1 (60x70) GB=2.0'

LOT 17 PAD 563.6 FF 564.3 (60x70) GB=2.0'

LOT 18 PAD 562.2 FF 562.9 (60x70) GB=2.0'

LOT 19 PAD 560.7 FF 561.4 (60x70) GB=2.0'

LOT 20 PAD 559.3 FF 560.0 (60x70) GB=2.0'

LOT 21 PAD 557.9 FF 558.6 (60x70) GB=2.0'

LOT 22 PAD 555.6 FF 556.3 (60x70)

LOT 23 PAD 550.8 FF 551.5 (70x70)

LOT 24 PAD 551.0 FF 551.7 (70x70)

T/W 554.1 F/G 552.1

T/W 553.4 F/G 551.4

T/W 551.7 F/G 549.7

CONTRACTOR SHALL CONSTRUCT SWALE TO DIRECT FLOW TO THE PROPOSED SD LINE F CULVERT UNDER SYLVAN PARK DR

4" BARBED WIRE FENCE

(???-???)

SECTION B-B

NTS

TYPICAL GRADING CROSS SECTION

NTS

POLY SHEETING DETAIL

NTS

GRAPHIC SCALE

40 0 20 40

N

KEYPLAN

SCALE 1"=1000'

LEGEND

- LOT 14 PAD 714.0 FF 714.7 — PROPOSED PAD WITH LOT NUMBER, PAD ELEVATION & FINISHED FLOOR ELEVATION
- LOT 14 PAD 714.0 FF 714.7 GB=2' — PROPOSED PAD DEPICTING EXPOSED GRADE BEAM BY HOMEBUILDER GB=X' (EXPOSED DEPTH FF TO GRADE)
- T/W 630.4 F/G 629.1 — PROPOSED WALL
- 630.4 — SPOT ELEVATION @ NATURAL GROUND
- 22'-x2 — PROPOSED SPOT ELEVATION
- PROPOSED DRAINAGE FLOW
- 554 — PROPOSED CONTOUR ELEVATION

NOTES

1. ALL RETAINING WALLS SHALL BE CONSTRUCTED WITHIN THE LOT OF HIGHER ELEVATION INCLUDING FOOTINGS.
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4. VEGETATIVE MATERIAL SHALL BE REMOVED BEFORE FILLING
5. FILLS OF 12" OR GREATER SHALL BE COMPACTED IN ACCORDANCE WITH 79G GUIDELINES (FHA)
6. SWALES BETWEEN LOTS SHALL BE GRADED TO THE SPOT ELEVATIONS SHOWN ON THE PLAN.
7. CONTRACTOR SHALL DEMOLISH & PROPERLY DISPOSE OF ANY EXISTING STRUCTURES LOCATED ON THE PROPERTY AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. ALL LOTS REQUIRED TO HAVE AN ENGINEERED GRADING PLAN WITH BUILDING PERMIT.

GRADING GUIDELINES

1. MAXIMUM 12% GRADE ON DRIVEWAYS
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4. MAXIMUM 2.1' GRADE BEAM ALONG SIDE OF PAD
5. WHERE BACK YARDS ARE 20' DEEP, MAXIMUM 12% GRADE
6. WHERE BACK YARDS ARE DEEPER THAN 20', MAXIMUM 10% GRADED FOR 20' ADJACENT TO PAD & MAXIMUM 4:1 SLOPE BEYOND THIS 20'
7. LOT TO LOT DRAINAGE ONLY ALLOWED THROUGH ONE LOT BEFORE ENTERING STREET OR STORM DRAINAGE SYSTEM
8. AS PART OF THE FINE GRADING AND TO THE EXTENT PRACTICAL OF BACKYARDS, UPHILL LOTS SHOULD BE GRADED TO DIRECT RUNOFF TO POINTS THAT ALIGN WITH THE SIDE YARDS OF DOWNHILL LOTS.
9. ALL FILL TO BE COMPACTED TO A MIN 95% STD DENSITY USING A SHEEP'S FOOT ROLLER

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.

DATE: 1/08/2018

no.	revision	by	date

scale
horiz 1"=40'
vert n/a
date FEB 2017

teague nall & perkins
1100 Macon Street
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817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

STATE OF TEXAS
SCOTT C. WILHELM
82792
REGISTERED PROFESSIONAL ENGINEER
Date: 2-13-17 P.E.

City of Rockwall, Texas

Construction Plans for
Somerset Park, Phase 1

Lot Block Grading (2 of 8)

tnp project ACD 14208
sheet 53 of 77

Drawing: Q:\PROJECTS\ACD14208\cad\sheets\52-59 Lot Block Grading.dwg at Jan 10, 2018-2:35pm by Chris_O
Layout: Layout2 Xrefs: x3d-Existing Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x3d-Grading Base.dwg – x3d-Paving Base.dwg – x-border.dwg – x3d-Site Base.dwg – x3d-Drainage Base.dwg – x3d-Key Map.dwg – x3d-Utility Base.dwg

ACD14208

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DATE: 1/08/2018

MATCH LINE SEE SHEET 56

MATCH LINE SEE SHEET 55

MATCH LINE SEE SHEET 52

QUINCY ST

SELBORNE DR

BLYTHE ST WEST

STABLEGLEN DR

LONG COMMON NORTH

LONG COMMON SOUTH

CHANNEL B

SYLVAN PARK DR

FUTURE LOT 14
PAD 551.7

LOT 30 PAD 577.8 FF 578.5 (70x70) GB=2.0'

LOT 31 PAD 576.0 FF 576.7 (70x70)

LOT 32 PAD 575.5 FF 576.2 (70x70)

LOT 33 PAD 574.8 FF 575.5 (70x70)

LOT 34 PAD 574.0 FF 574.7 (70x70)

LOT 10 PAD 577.3 FF 578.0 (70x70)

LOT 1 PAD 574.6 FF 575.3 (70x70)

LOT 2 PAD 573.8 FF 574.5 (70x70)

LOT 3 PAD 573.0 FF 573.7 (70x70)

LOT 4 PAD 568.3 FF 569.0 (60x70)

LOT 5 PAD 565.9 FF 566.6 (60x70) GB=2.0'

LOT 1 PAD 572.0 FF 572.7 (50x70)

LOT 2 PAD 572.4 FF 573.1 (50x70) GB=1.0'

LOT 5 PAD 573.3 FF 574.0 (60x70)

LOT 6 PAD 573.7 FF 574.4 (60x70)

LOT 7 PAD 573.9 FF 574.6 (60x70)

LOT 15 PAD 572.0 FF 572.7 (60x70)

LOT 14 PAD 569.6 FF 570.3 (60x70)

LOT 13 PAD 566.9 FF 567.6 (60x70)

PAD 567.0 FF 567.7 (50x70)

LOT 11 PAD 567.4 FF 568.1 (50x70)

LOT 10 PAD 567.1 FF 567.8 (50x70)

LOT 9 PAD 566.4 FF 567.1 (50x70)

LOT 8 PAD 565.7 FF 566.4 (50x70)

LOT 12 PAD 565.0 FF 565.7 (60x70)

LOT 11 PAD 563.3 FF 564.0 (60x70)

LOT 6 PAD 563.4 FF 564.1 (60x70) GB=2.0'

LOT 7 PAD 560.9 FF 561.6 (60x70) GB=2.0'

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LOT 9 PAD 556.0 FF 556.7 (60x70) GB=2.0'

LOT 10 PAD 553.7 FF 554.4 (60x70)

LOT 13 PAD 565.2 FF 565.8 (60x70)

LOT 15 PAD 558.5 FF 559.2 (60x70)

LOT 13 PAD 559.5 FF 560.2 (60x70)

GRAPHIC SCALE

40 0 20 40

N

KEYPLAN

SCALE 1"=1000'

59 58 57 56 55 54 53 52

LEGEND

- LOT 14 PAD 714.0 FF 714.7 — PROPOSED PAD WITH LOT NUMBER, PAD ELEVATION & FINISHED FLOOR ELEVATION
- LOT 14 PAD 714.0 FF 714.7 GB=2' — PROPOSED PAD DEPICTING EXPOSED GRADE BEAM BY HOMEBUILDER GB=X' (EXPOSED DEPTH FF TO GRADE)
- T/W 630.4 T/G 629.1 / T/P 630.4 T/F 627.1 / 630.4 — PROPOSED WALL
- (22+x) — SPOT ELEVATION @ NATURAL GROUND
- 22+x — PROPOSED SPOT ELEVATION
- PROPOSED DRAINAGE FLOW
- 554 — PROPOSED CONTOUR ELEVATION

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scale
horiz 1"=40'
vert n/a
date FEB 2017

teague nall & perkins
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TBPE Registration No. F-230
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STATE OF TEXAS — SCOTT C. WILHELM — 82792 — REGISTERED PROFESSIONAL ENGINEER

Scott Wilhelm P.E.

Date: 2-13-17

City of Rockwall, Texas

Construction Plans for
Somerset Park, Phase 1

Lot Block Grading (3 of 8)

tnp project ACD 14208

sheet 54 of 77

Drawing: D:\PROJECTS\ACD14208\cad\sheets\52-59 Lot Block Grading.dwg at Jan 10, 2018-2:36pm by Chris_O
Layout: Layout3 Xrefs: x3d-Existing Base.dwg – 14-1353-FINAL-BOUNDARY.dwg – x3d-Grading Base.dwg – x3d-Paving Base.dwg – x-border.dwg – x3d-Site Base.dwg – x3d-Drainage Base.dwg – x3d-Key Map.dwg – x3d-Utility Base.dwg

ACD14208

MATCH LINE SEE SHEET 57

MATCH LINE SEE SHEET 54

MATCH LINE SEE SHEET 53

BLYTHE ST WEST

SELBORNE DR

SYLVAN PARK DR

OLMSTED DR

LOT 13 PAD 565.2 FF 565.8 (60x70)

LOT 15 PAD 558.5 FF 559.2 (60x70)

LOT 9 PAD 555.8 FF 556.5 (60x70)

LOT 10 PAD 556.5 FF 557.2 (60x70)

LOT 11 PAD 557.3 FF 558.0 (60x70)

LOT 12 PAD 558.8 FF 559.5 (60x70)

LOT 13 PAD 559.5 FF 560.2 (60x70)

LOT 11 PAD 563.3 FF 564.0 (60x70)

LOT 9 PAD 556.0 FF 556.7 (60x70) GB=2.0'

LOT 10 PAD 553.7 FF 554.4 (60x70)

FUTURE LOT 7 PAD 554.1

PROP TEMP TURNAROUND

FUTURE LOT 8 PAD 551.1

FUTURE LOT 9 PAD 548.7

FUTURE LOT 19 PAD 549.2

FUTURE LOT 18 PAD 549.7

FUTURE LOT 17 PAD 550.2

FUTURE LOT 16 PAD 550.7

FUTURE LOT 15 PAD 551.2

FUTURE LOT 14 PAD 551.7

FUTURE LOT 21 PAD 547.6

EXISTING 100-YR FLOODPLAIN

CONTRACTOR TO ROUGH GRADE FUTURE LOTS AND ROADS IN THIS AREA

GRAPHIC SCALE

40 0 20 40

N

KEYPLAN

SCALE 1"=1000'

RECORD DRAWING

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DATE: 1/08/2018

1' OVERBUILD PAD — 60' R.O.W. — 4' TYP — 1' OVERBUILD PAD — 1% — 1% — PROP POLY PER DETAIL (TYP)

CONTRACTOR TO SLOPE FRONT YARD FROM R.O.W. AT 1% THEN UP AT 3:1 TO FINAL PAD ELEVATION

TYPICAL GRADING CROSS SECTION

NTS

R.O.W. — BUILDING LINE — 15' — LIMITS OF PAD — A — A — PROPERTY LINE — 6 MIL (MIN) POLY SHEETING — 5' — 5'

PAD ELEVATION — 8"-12" — 6 MIL (MIN) POLY SHEETING

SECTION A-A

POLY SHEETING DETAIL

NTS

LEGEND

LOT 14 PAD 714.0 FF 714.7	PROPOSED PAD WITH LOT NUMBER, PAD ELEVATION & FINISHED FLOOR ELEVATION
LOT 14 PAD 714.0 FF 714.7 GB=2'	PROPOSED PAD DEPICTING EXPOSED GRADE BEAM BY HOMEBUILDER GB=X' (EXPOSED DEPTH FF TO GRADE)
T/W 630.4 T/F 629.1 — 630.4 — T/W 630.4 T/F 629.1	PROPOSED WALL
(22x2)	SPOT ELEVATION @ NATURAL GROUND
22x2	PROPOSED SPOT ELEVATION
	PROPOSED DRAINAGE FLOW
554	PROPOSED CONTOUR ELEVATION

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horiz 1"=40'
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Scott Wilhelm, P.E.

Date: 2-13-17

City of Rockwall, Texas

Construction Plans for
Somerset Park, Phase 1

Lot Block Grading (4 of 8)

tnp project ACD 14208

sheet 55 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\52-59 Lot Block Grading.dwg dt Jan 10, 2018-2:36pm by Chris_O
Layout: Layout4 Xrefs: x3d-Existing Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x3d-Grading Base.dwg – x3d-Paving Base.dwg – x-border.dwg – x3d-Site Base.dwg – x3d-Drainage Base.dwg – x3d-Key Map.dwg – x3d-Utility Base.dwg

ACD14208

MATCH LINE SEE SHEET 58

MATCH LINE SEE SHEET 54

MATCH LINE SEE SHEET 57

LOT 22 PAD 580.2 FF 580.9 (70x70)
LOT 23 PAD 581.7 FF 582.4 (70x70)
LOT 24 PAD 582.4 FF 583.1 (70x70)
LOT 25 PAD 582.5 FF 583.2 (70x70)
LOT 26 PAD 582.5 FF 583.2 (70x70) GB=2.0'
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STABLESTEEN DR
QUINCY ST
GAGE ST
BLYTHE ST WEST
BLYTHE ST WEST

GRAPHIC SCALE 40 0 20 40

KEYPLAN
SCALE 1"=1000'

LEGEND

- LOT 14 PAD 714.0 FF 714.7 — PROPOSED PAD WITH LOT NUMBER, PAD ELEVATION & FINISHED FLOOR ELEVATION
- LOT 14 PAD 714.0 FF 714.7 GB=2' — PROPOSED PAD DEPICTING EXPOSED GRADE BEAM BY HOMEBUILDER GB=X' (EXPOSED DEPTH FF TO GRADE)
- PROP. DRAINAGE ESMT FOR SD LINE G & EMERGENCY OVERFLOW CONCRETE FLUME (SEE DRAINAGE PLANS)
- T/W 630.4 T/G 627.1 / 630.4 / T/F 627.1 — PROPOSED WALL
- (22'x2') 22'x2' — SPOT ELEVATION @ NATURAL GROUND / PROPOSED SPOT ELEVATION
- PROPOSED DRAINAGE FLOW
- 554 — PROPOSED CONTOUR ELEVATION

NOTES

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vert n/a
date FEB 2017

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TBPE Registration No. F-230
www.tnpinc.com

STATE OF TEXAS · SCOTT C. WILHELM · 82792 · REGISTERED PROFESSIONAL ENGINEER
Scott Wilhelm, P.E.
Date: 2-13-17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Lot Block Grading (5 of 8)

tnp project ACD 14208
sheet 56 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\52-59 Lot Block Grading.dwg ct Jan 10, 2018-2:36pm by Chris_O
Layout: Layout5 Xrefs: x3d-Existing Base.dwg – 14-1353-FINAL-BOUNDARY.dwg – x3d-Grading Base.dwg – x3d-Paving Base.dwg – x-border.dwg – x3d-Site Base.dwg – x3d-Drainage Base.dwg – x3d-Key Map.dwg – x3d-Utility Base.dwg

ACD14208

MATCH LINE SEE SHEET 56

MATCH LINE SEE SHEET 59

MATCH LINE SEE SHEET 55

LOT 5 PAD 565.4 FF 566.1 (50x70) GB=1.0'

LOT 6 PAD 564.3 FF 565.0 (50x70)

LOT 7 PAD 563.6 FF 564.3 (50x70)

PROP DRAINAGE ESMT FOR SD LINE G & EMERGENCY OVERFLOW CONCRETE FLUME (SEE DRAINAGE PLANS)

LOT 8 PAD 563.6 FF 564.3 (50x70)

LOT 9 PAD 564.0 FF 564.7 (50x70)

LOT 10 PAD 564.4 FF 565.1 (50x70)

LOT 11 PAD 564.6 FF 565.3 (50x70)

LOT 12 PAD 564.9 FF 565.6 (50x70)

LOT 13 PAD 565.2 FF 565.8 (50x70)

LOT 14 PAD 566.2 FF 567.0 (50x70)

LOT 15 PAD 565.8 FF 566.6 (50x70)

LOT 16 PAD 565.2 FF 565.9 (50x70)

LOT 10 PAD 565.6 FF 566.4 (50x70)

LOT 13 PAD 566.7 FF 567.4 (50x70)

FUTURE LOT 30 PAD 549.5

FUTURE LOT 29 PAD 549.1

FUTURE LOT 28 PAD 547.5

FUTURE LOT 27 PAD 546.0

FUTURE LOT 26 PAD 545.4

FUTURE LOT 25 PAD 544.8

FUTURE LOT 24 PAD 544.8

FUTURE LOT 23 PAD 545.6

FUTURE LOT 22 PAD ~~555.6~~ 555.8

FUTURE LOT 21 PAD ~~554.8~~ 555.5

FUTURE LOT 20 PAD ~~553.6~~ 554.3

FUTURE LOT 19 PAD 553.5

FUTURE LOT 18 PAD 554.4

FUTURE LOT 17

FUTURE LOT 16

FUTURE LOT 2 PAD 552.8

FUTURE LOT 3 PAD 552.0

FUTURE LOT 4 PAD 552.0

FUTURE LOT 5 PAD 552.8 FUTURE WALL (PHASE II)

FUTURE LOT 6 PAD 553.5

FUTURE LOT 7 PAD 554.1

FUTURE LOT 8

FUTURE LOT 21 PAD 547.6

FUTURE LOT 22 PAD 546.7

FUTURE LOT 23 PAD 545.6

FUTURE LOT 24 PAD 544.8

FUTURE PHASE II (TO BE ROUGH GRADED WITH PHASE I)

PROP TEMP TURNAROUND

EXISTING 100-YR FLOODPLAIN

LIMITS OF PROP VALLEY STORAGE GRADING

CONTRACTOR TO ROUGH GRADE FUTURE LOTS AND ROADS IN THIS AREA

GAGE ST

BLYTHE ST WEST

SELBORNE DR

OLMSTED DR

LOW

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.

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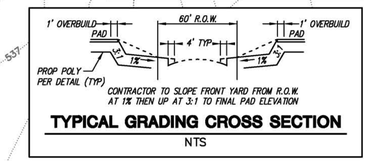
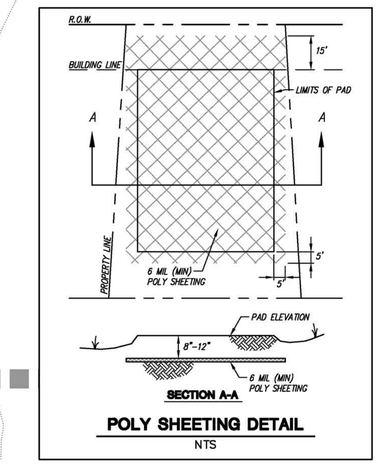


TYPICAL GRADING CROSS SECTION

NTS



POLY SHEETING DETAIL

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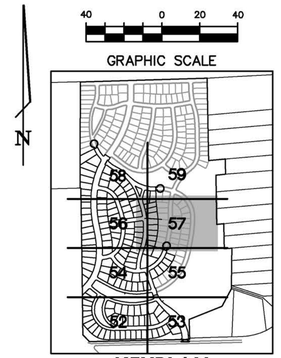

KEYPLAN

SCALE 1"=1000'

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	PROPOSED DRAINAGE FLOW
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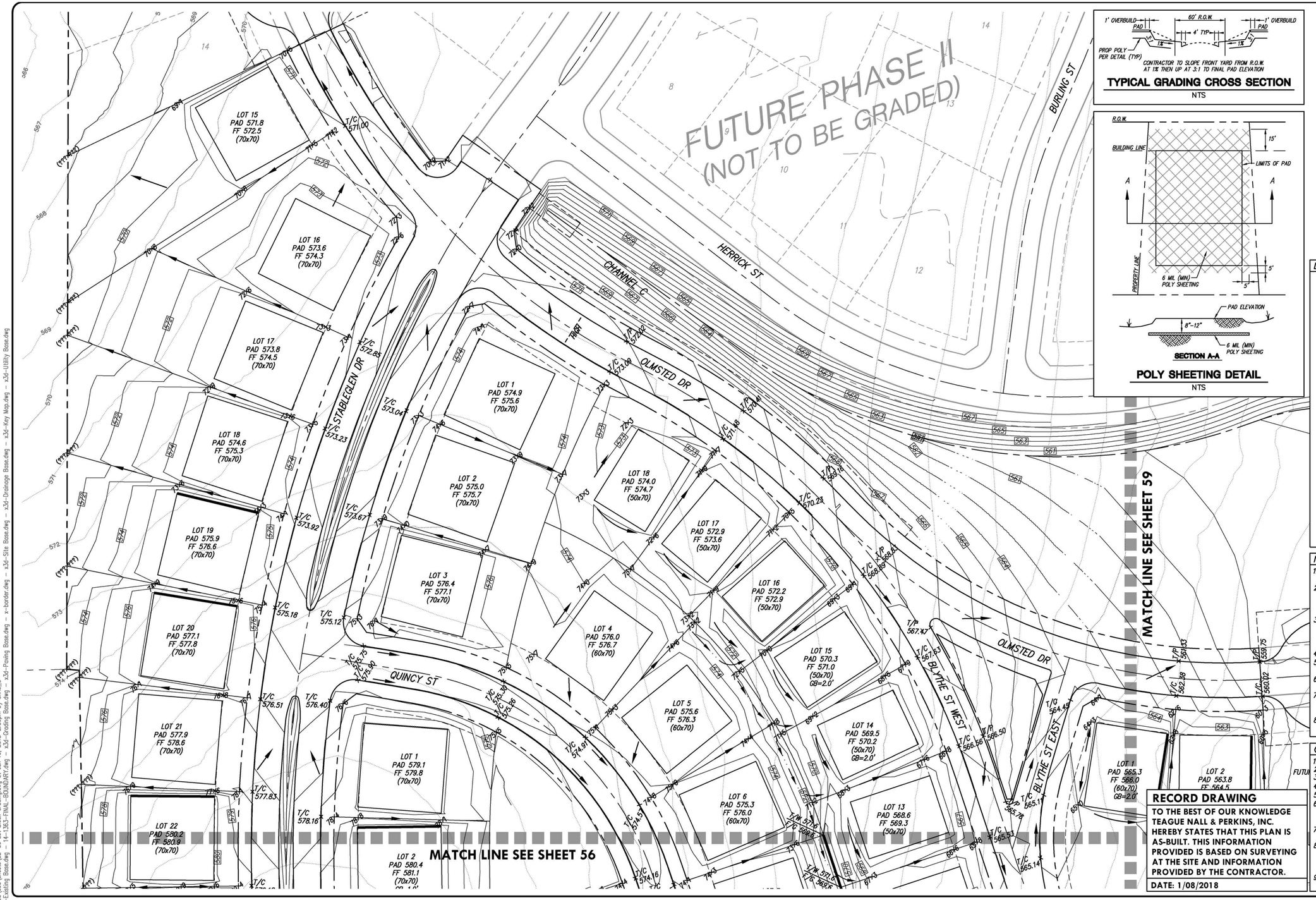

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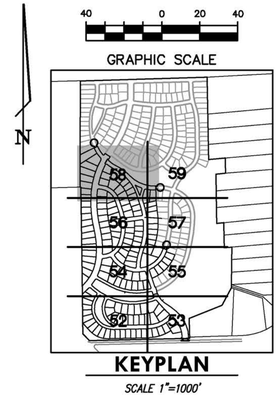

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of
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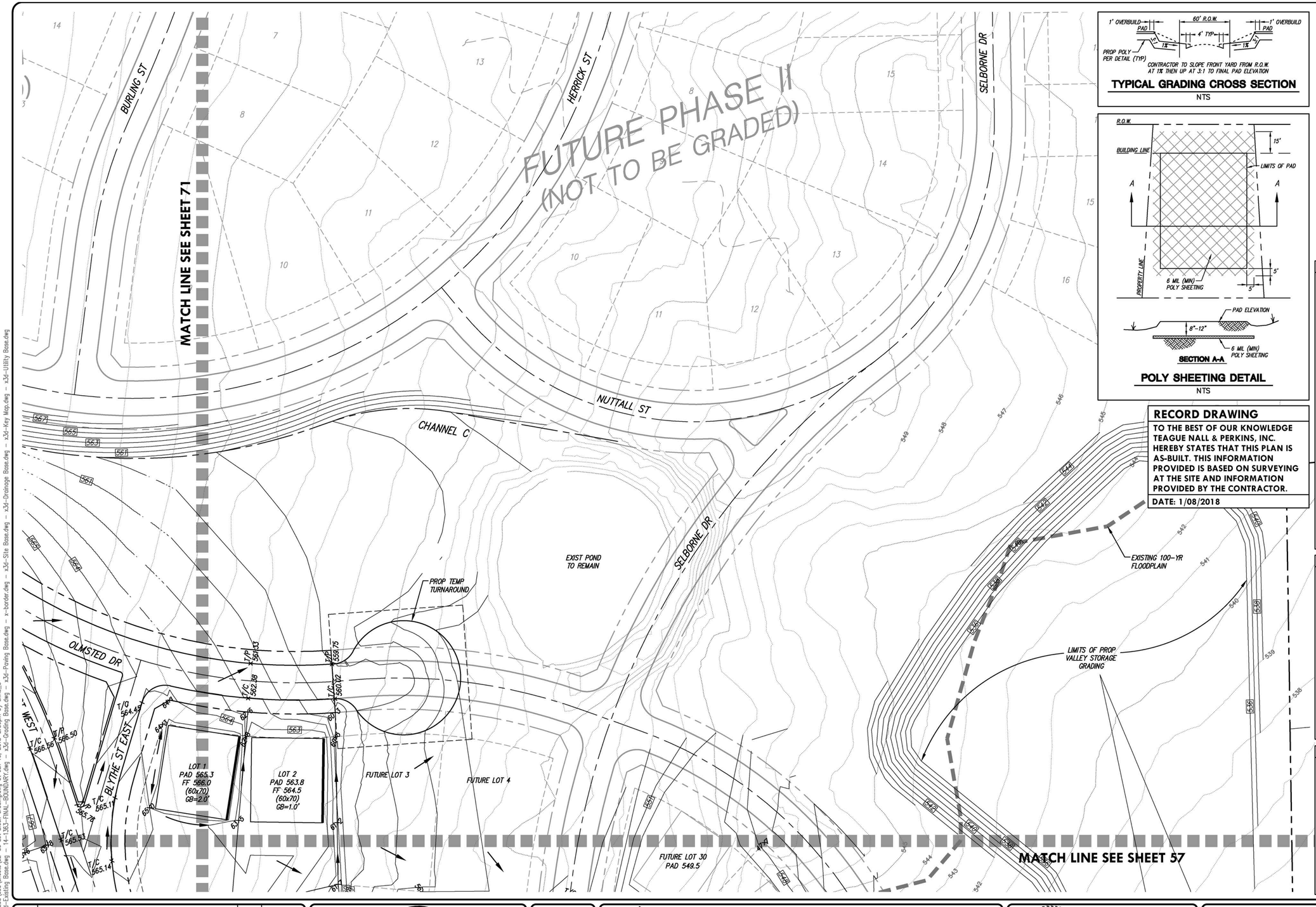

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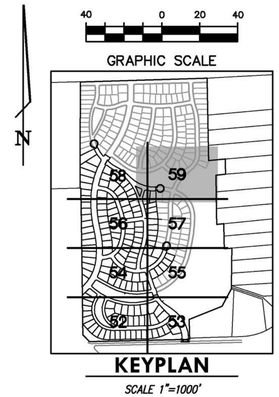

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Somerset Park, Phase 1

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sheet 59 of 77

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ACD14208

MATCH LINE SEE SHEET 61

N.L. LOFLAND & ANNIE LOFLAND
VOL. 28, PG. 487
D.R.R.C.T.

QUINCY ST
BLYTHE ST
SELBORNE DR
OLMSTED DR
SABLE GLEN DR
SYLVAN PARK DR
LONG COMMON NORTH
LONG COMMON SOUTH
LOUDON ST WEST
LOUDON ST EAST
LOUDON ST

FUTURE PHASE I
(TO BE ROUGH GRADED)

EXISTING 100-YR FLOODPLAIN

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC.
INST. NO. 20130000500385
O.P.R.R.C.T.

LOFLAND LAKE ESTATES NO. 2 ADDITION
CABINET C, PAGE 251
P.R.R.C.T.

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6

EDWARDS SUBDIVISION
CABINET I, PAGE 41
P.R.R.C.T.

LOT 1, BLOCK A
LOT 2, BLOCK A

ROCKWALL RETAIL INVESTORS, LLC
CCF# 20140000012935
O.P.R.R.C.T.

FM 549

1250' ±

ROCK OVERFLOW BERM (TYP.)
INLET PROTECTION (TYP.)
SILT FENCE (TYP.)
TEMPORARY ROCK BERM (TYP.)
INSTALL 24" CULVERT W/6:1 SAFETY END TREATMENTS (SEE FM 549 IMPROVEMENT PLANS FOR EROSION CONTROL)
TYPE I CONSTRUCTION ENTRANCE/EXIT
PROPOSED LIFT STATION SITE (SEE LIFT STATION PLANS FOR EROSION CONTROL)

100 0 50 100
GRAPHIC SCALE

LEGEND

- EXISTING CONTOUR
- EXISTING INLET
- EXISTING STORM DRAIN
- PROPOSED INLET
- PROPOSED STORM DRAIN
- SILT FENCE OR APPROVED EQUAL
- DRAINAGE FLOW DIRECTION
- CONSTRUCTION ENTRANCE/EXIT
- INLET PROTECTION (ALL PROPOSED INLETS & DOWNSTREAM EXIST. INLETS)
- ROCK BERM

GENERAL NOTES

1. APPROXIMATE TOTAL DISTURBED AREA = 76 ACRES.
2. THE SWPPP INCLUDES THIS EROSION CONTROL PLAN AND THE SWPPP DOCUMENT WHICH IS A SEPARATELY BOUND VOLUME AND IS AVAILABLE FROM THE OWNER. ALL PROVISIONS OF THE SWPPP DOCUMENTS & PLAN SHEET SHALL BE ADHERED TO AND SHALL BE INCLUDED IN THE BID ITEM FOR EROSION CONTROL.
3. CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL DEVICES IN ACCORDANCE WITH THE NCTCOG STANDARD SPECIFICATIONS, 3rd EDITION, UNLESS AMENDED IN THESE PLANS.
4. THE PERMITTEE(S) SHALL ENSURE THAT APPROPRIATE EROSION CONTROL DEVICES ARE SELECTED AND CORRECTLY INSTALLED. THE OPERATOR OF DAY-TO-DAY CONSTRUCTION ACTIVITIES IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES IN EFFECTIVE OPERATING CONDITION AND SHALL ALSO ENSURE THAT EROSION CONTROLS WILL NOT CREATE A FLOODING CONDITION. ANY DAMAGE RESULTING FROM THE EROSION CONTROLS SHALL BE BORN SOLELY BY THE OPERATOR OF DAY-TO-DAY CONSTRUCTION ACTIVITIES.
5. SILT FENCES SHALL BE REPLACED AS NECESSARY TO MAINTAIN INTEGRITY. SILT FENCES AND ROCK BERMS WHICH CANNOT PASS WATER DUE TO SEDIMENTATION SHALL BE MAINTAINED PER THE SWPPP DOCUMENT. SILT FENCES DETERIORATED SO THEY CANNOT HOLD ORIGINAL FORM DUE TO THE ELEMENTS SHALL BE REPLACED.
6. STABILIZED CONSTRUCTION EXITS SHALL BE USED BY ALL PROJECT VEHICLES LEAVING THE CONSTRUCTION AREA. WHEEL WASHING EQUIPMENT SHALL BE USED TO REMOVE EARTHEN MATERIALS FROM WHEELS AND VEHICLES.
7. CONTRACTOR SHALL REMOVE SEDIMENT DEPOSITS WHICH AFFECT THE FUNCTION OF SILT FENCES AND, WHICH MAY ENTER UNDERGROUND DRAINAGE SYSTEMS.
8. CONTRACTOR SHALL ENSURE THAT NO STORMWATER RUNOFF ENTERS DRAINAGE SYSTEMS OR EXITS THE CONSTRUCTION AREA WITHOUT PASSING THROUGH SILT FENCES.
9. CONTRACTOR SHALL PROVIDE STREET CLEANING ON ADJACENT STREETS AS NECESSARY TO REMOVE EARTHEN MATERIALS TRANSPORTED FROM THE CONSTRUCTION AREA.
10. NO OIL OR HAZARDOUS MATERIALS SHALL BE STORED IN THE CONSTRUCTION AREA.
11. THESE PLANS ARE FOR EROSION AND SEDIMENTATION CONTROL PURPOSES ONLY AND SHALL NOT BE USED FOR ANY OTHER DESIGN OR CONSTRUCTION RELATED PURPOSE.
12. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL REMOVE ALL EROSION CONTROL DEVICES AS DIRECTED IN THE APPROVED SWPPP.

EROSION CONTROL

PHASE I – PRIOR TO EXCAVATION & GRADING: POST SWPPP MATERIALS, INSTALL PERIMETER SILT FENCE, ROCK BERMS AND STABILIZED CONSTRUCTION EXIT. EXCAVATION CONTRACTOR TO INSTALL EROSION CONTROL MAT AND SEED COMPENSATORY STORAGE AREA & SLOPES.

PHASE II – UTILITY CONTRACTOR – AFTER WATER, SEWER AND STORM DRAIN IMPROVEMENTS: INSTALL INLET PROTECTION & MAINTAIN ALL EROSION CONTROL FACILITIES PREVIOUSLY INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS EROSION CONTROL PLAN AND SWPPP.

PHASE III – PAVING CONTRACTOR TO INSTALL SOD OR SEEDED EROSION CONTROL MATS ALONG COMPLETED STREET AND ALLEY RIGHT-OF-WAY AND PARKWAY STABILIZATION. MAINTAIN ALL EROSION CONTROL FACILITIES PREVIOUSLY INSTALLED IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND THE SWPPP.

NOTE

75-80% OF ALL DISTURBED AREA TO HAVE A MIN 1" STAND OF GRASS PRIOR TO CITY'S ACCEPTANCE.

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Erosion Control Plan (1 of 2)

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sheet 60 of 77

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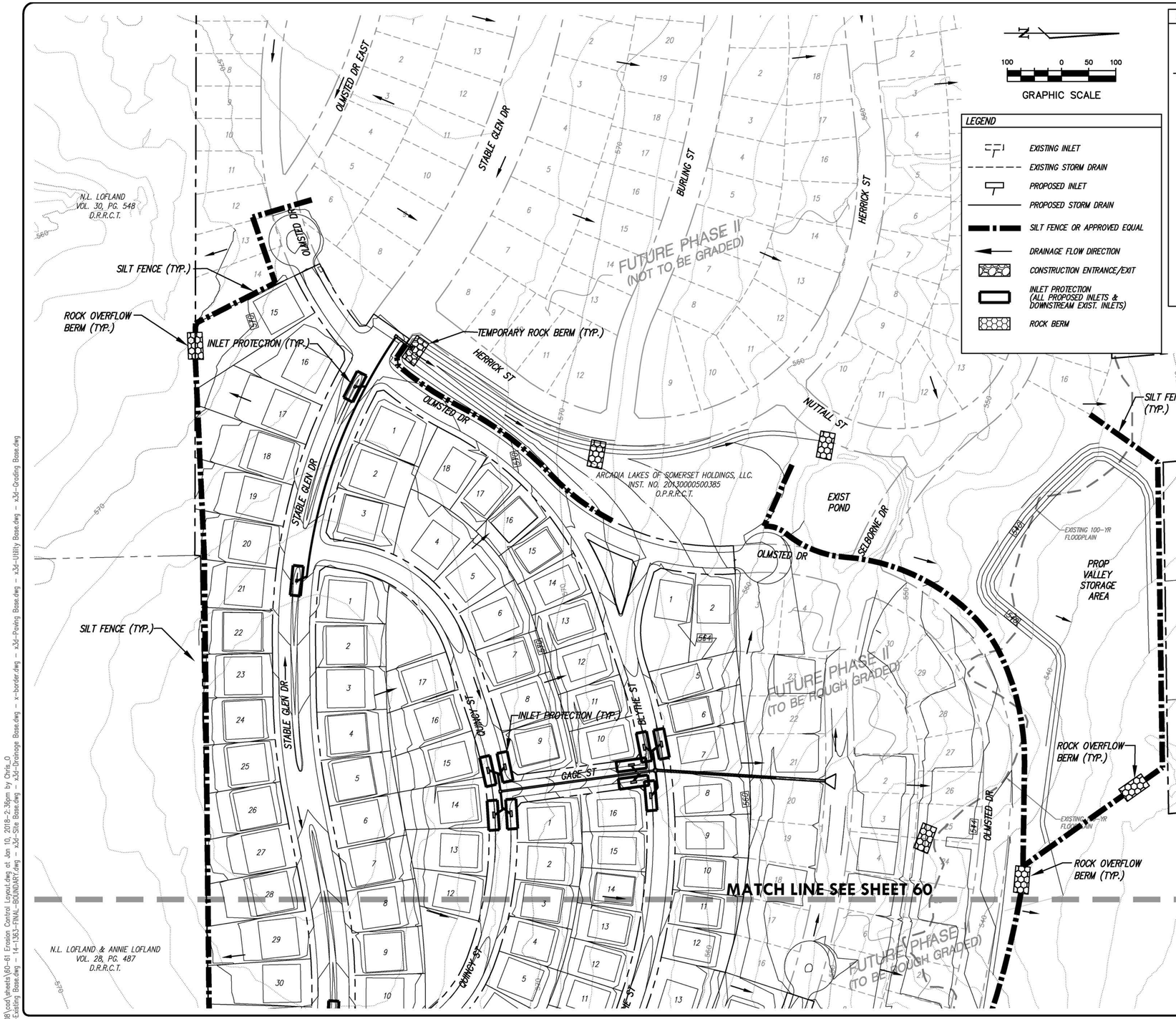


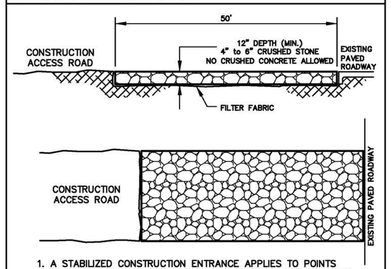
GRAPHIC SCALE

100 0 50 100

LEGEND

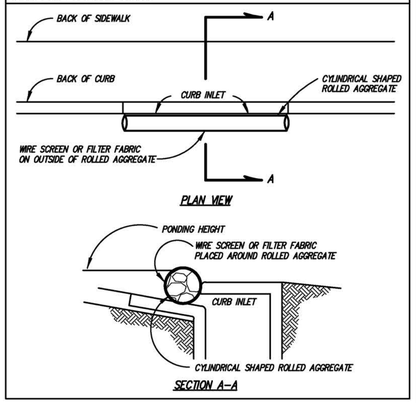
- EXISTING INLET
- EXISTING STORM DRAIN
- PROPOSED INLET
- PROPOSED STORM DRAIN
- SILT FENCE OR APPROVED EQUAL
- DRAINAGE FLOW DIRECTION
- CONSTRUCTION ENTRANCE/EXIT
- INLET PROTECTION (ALL PROPOSED INLETS & DOWNSTREAM EXIST. INLETS)
- ROCK BERM

STABILIZED CONSTRUCTION EXIT



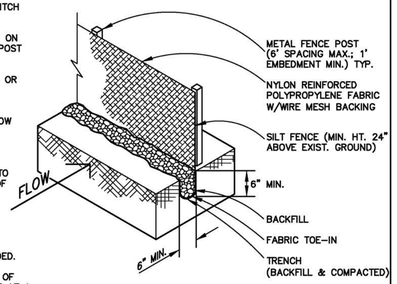
1. A STABILIZED CONSTRUCTION ENTRANCE APPLIES TO POINTS OF CONSTRUCTION INGRESS AND EGRESS WHERE SEDIMENT MAY TRACK OR FLOW OFF THE CONSTRUCTION SITE.
2. THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

CURB INLET PROTECTION



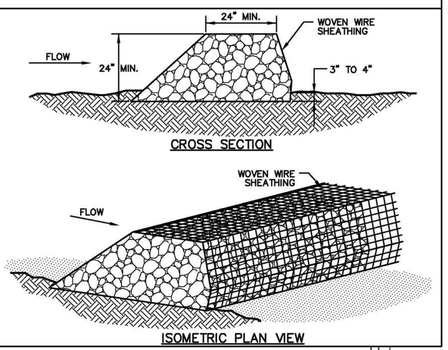
SILT FENCE

1. SILT FENCE MAY BE USED WHERE THE GROUND SLOPES ACROSS A DITCH OR SWALE.
2. METAL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
3. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF THE FLOW.
4. THE TRENCH MUST BE A MINIMUM OF 6" DEEP AND 6" WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
5. THE SILT FENCE SHOULD BE SECURELY FASTENED TO EACH METAL SUPPORT POST. ALTERNATIVELY, SILT FENCE SHALL BE FASTENED TO WOVEN WIRE WHICH IS FASTENED TO THE WOOD POST. THE ENDS OF FABRIC SHALL OVERLAP THREE FEET.
6. INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO THAT NATURAL DRAINAGE IS NOT BLOCKED OR IMPEDED.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT A SITE APPROVED BY THE OWNER AND IN SUCH A MANNER AS TO PREVENT ADDITIONAL SILTATION.
9. CONTRACTOR TO MAINTAIN SILT FENCING AND ALL OTHER EROSION CONTROL MEASURES AT ALL TIMES DURING THE DURATION OF THE PROJECT.



ROCK BERM

1. USE ONLY OPEN GRADED ROCK 4-8 INCHES IN DIAMETER FOR STREAM FLOW CONDITION.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING A MAX. OPENING OF 1" AND A MIN. WIRE SIZE OF 20 GUAGE AND SHALL BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP.
3. THE ROCK BERM SHALL BE INSPECTED WEEKLY OR AFTER EACH RAIN EVENT AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMOUNG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE BERM OR ONE FOOT, WHICH EVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
5. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCULULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
6. ROCK BERM SHOULD BE USED AS CHECK DAMS FOR CONCENTRATED FLOW AND ARE NOT INTENDED FOR USE IN PERIMETER PROTECTION.



RECORD DRAWING

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horiz 1"=100'
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STATE OF TEXAS
SCOTT C. WILHELM
82792
REGISTERED PROFESSIONAL ENGINEER
Scott Wilhelm, P.E.
Date: 2-13-17

City of Rockwall, Texas

Construction Plans for
Somerset Park, Phase 1

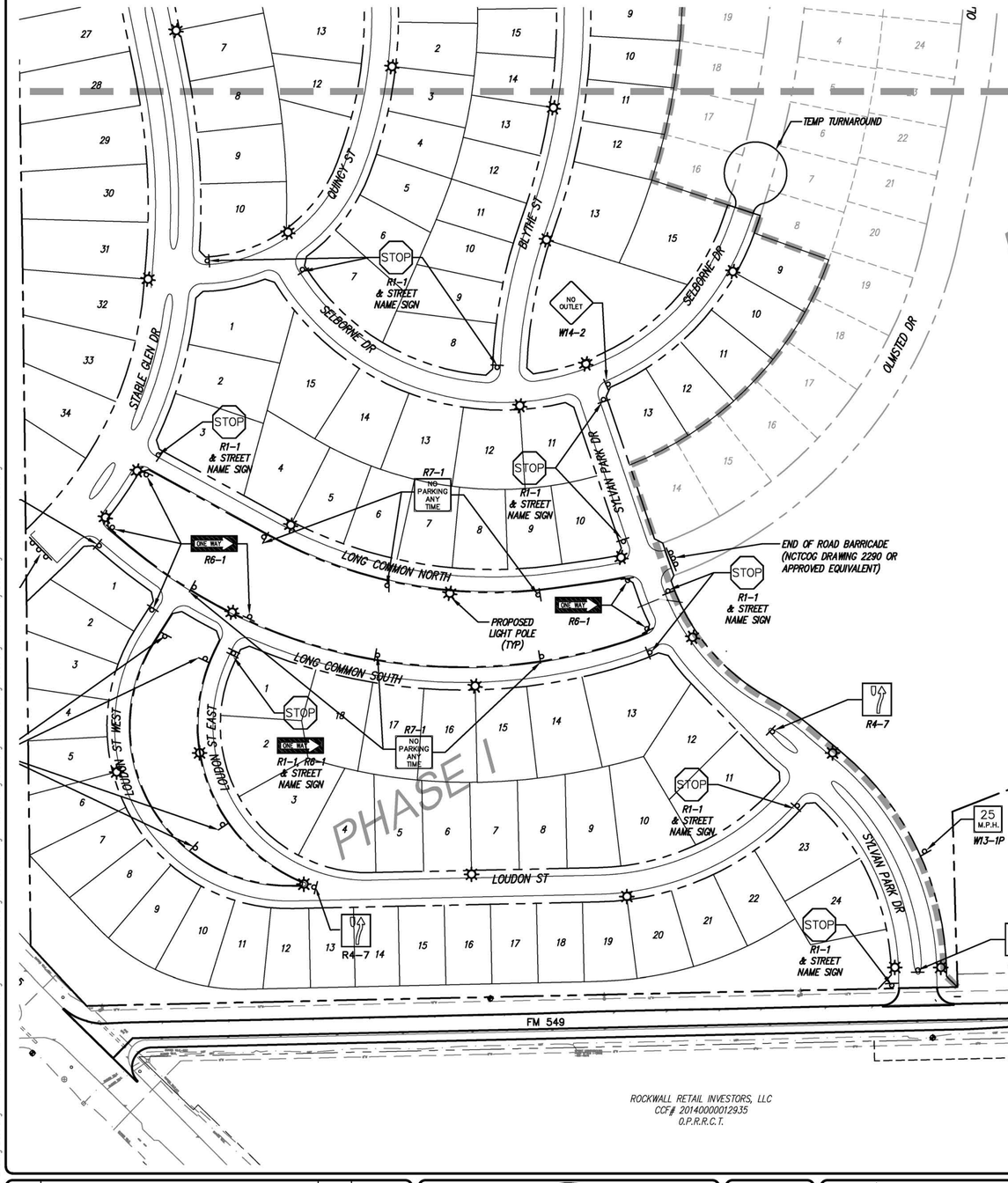
Erosion Control Plan (2 of 2)

tnp project ACD 14208

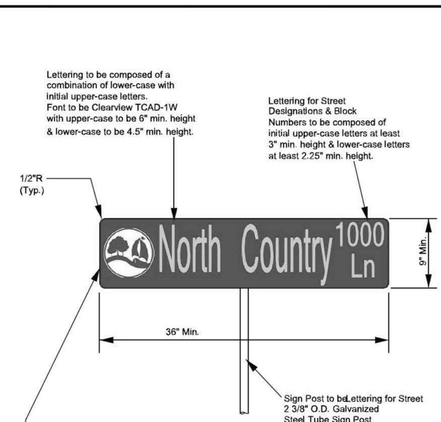
sheet 61 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\60-61 Erosion Control Layout.dwg at Jan 10, 2018-2:36pm by Chris_O
Layout: Layout2 Xrefs: x3d-Existing Base.dwg - 14-1363-FINAL-BOUNDARY.dwg - x3d-Site Base.dwg - x3d-Drainage Base.dwg - x-border.dwg - x3d-Paving Base.dwg - x3d-Utility Base.dwg - x3d-Grading Base.dwg

ACD14208



City of Rockwall
The New Horizon



STREET SIGN DETAIL
NOT TO SCALE

STREET REGULATORY SIGNAGE	CITY OF ROCKWALL	
TYPICAL STREET SIGN DETAIL		DATE: AUG. '15 / DRAWING NO.: R-2300

Page 218

UTILITY NOTE

THE UTILITIES SHOWN ON THE PLANS WERE COMPILED FROM VARIOUS SOURCES & ARE INTENDED TO SHOW THE GENERAL EXISTENCE & LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THE 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 IS ANY CONFLICT WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

LEGEND

- PROPOSED SIGN (AS NOTED)
- PROPOSED STREET LIGHT

NOTES

1. STREET SIGN POST, CENTER TO BE LOCATED 1.5 FOOT OFF THE BACK OF CURB.
2. BLOCK NUMBERS ARE REQUIRED ON ALL STREET NAME BLADES.
3. ALL SIGNAGE INSTALLED SHALL COMPLY WITH THE CURRENT TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE STANDARD HIGHWAY SIGN DESIGNS FOR TEXAS.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL REGULATORY WARNING AND STREET NAME SIGNS AND SIGN MOUNTS IN ACCORDANCE WITH THE APPROVED ENGINEERING PLANS.
5. STREET NAME BLADES SHALL BE NINE INCH TALL EXTRUDED ALUMINUM. THE BLADES SHALL BE 0.08 INCHES THICK.
6. HIGH INTENSITY RETROREFLECTIVE SHEETING FOR STREET AND REGULATORY AND WARNING SIGNS SHALL BE HIGH INTENSITY DIAMOND GRADE TYPE III PRISMATIC.
7. THE LETTERING FOR STREET NAME BLADES SHALL BE COMPOSED OF A COMBINATION OF LOWER CASE LETTERS WITH INITIAL UPPER-CASE LETTERS. THE CLEARVIEW TCAD-1W FONT SHALL BE USED. THE LETTERING SHALL BE COMPOSED OF INITIAL UPPER-CASE LETTERS OF AT LEAST 6 INCHES IN HEIGHT AND LOWER CASE LETTERS OF AT LEAST 4.5 INCHES IN HEIGHT. FOR SUPPLEMENTARY LETTERING TO INDICATE THE TYPE OF STREET (SUCH AS STREET, AVENUE OR ROAD) SHALL BE COMPOSED OF INITIAL UPPER-CASE LETTERS AT LEAST 3-INCHES IN HEIGHT AND LOWER-CASE LETTERS AT LEAST 2.25 INCHES IN HEIGHT. ABBREVIATIONS MAY BE USED (FOR EXAMPLE St., Ave., OR Rd) EXCEPT THE STREET NAME ITSELF. THE SUPPLEMENTARY LETTERING SHALL BE LOCATED AT THE LOWER RIGHT CORNER OF THE STREET BLADE, UNDER THE BLOCK NUMBER.
8. THE STREET BACKGROUND SHALL BE GREEN AND THE LEGEND SHALL BE WHITE.
9. STREET BLADE MUST INCORPORATE THE CURRENT CITY OF ROCKWALL LOGO.
10. FOR A STREET WITH ONLY A CUL-DE-SAC END, A STANDARD W 14-2A SHALL BE MOUNTED OVER THE STREET NAME BLADE.

RECORD DRAWING

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horiz	1"=100'
vert	n/a
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STATE OF TEXAS
SCOTT C. WILHELM
82792
LICENSED PROFESSIONAL ENGINEER
Date: 2-13-17

City of Rockwall, Texas	
Construction Plans for: Somerset Park, Phase 1	
Street Light and Sign Layout (1 of 2)	
tnp project	ACD 14208
sheet	62 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\62-63 Street Sign Layout.dwg at Jan 10, 2018-2:37pm by Chris_O
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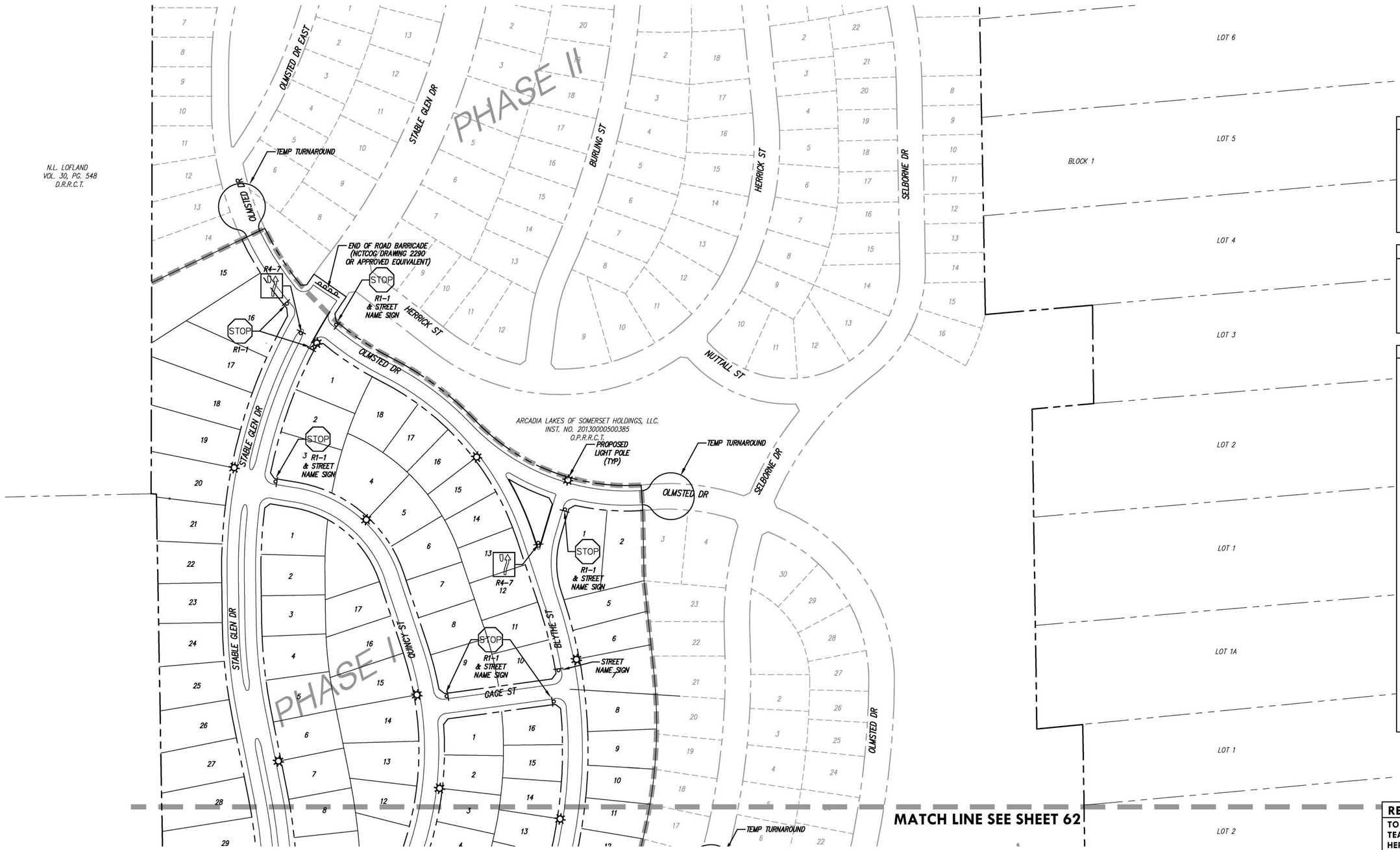
ACD14208



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100 0 50 100

GRAPHIC SCALE

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Scott Wilhelm, P.E.
Date: 2-13-17

City of Rockwall, Texas

Construction Plans for
Somerset Park, Phase 1

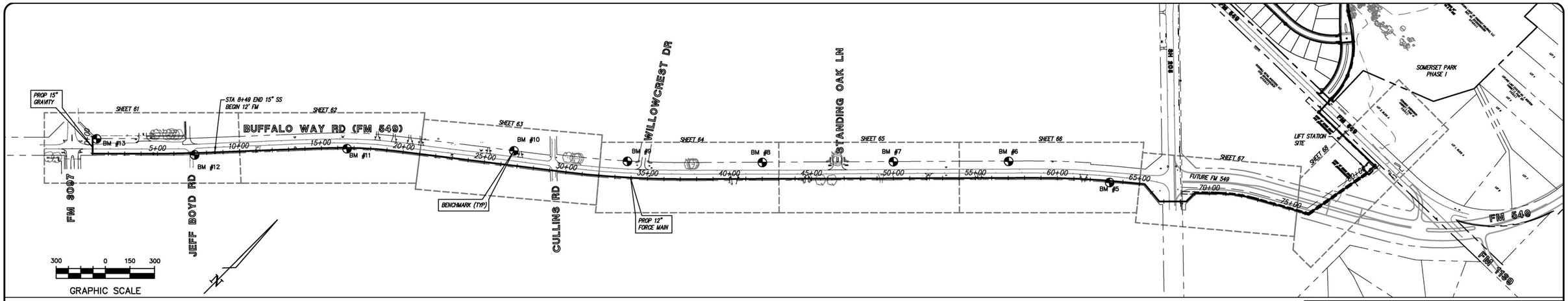
Street Light and Sign Layout (2 of 2)

tnp project ACD 14208

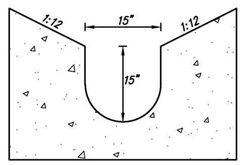
sheet 63 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\62-63 Street Sign Layout.dwg at Jan 10, 2018-2:37pm by Chris_O
Layout: Layout2 Xrefs: x3d-Existing Base.dwg - 14-1363-FINAL-BOUNDARY.dwg - x3d-Site Base.dwg - x-border.dwg - x3d-Paving Base.dwg - x3d-Drainage Base.dwg - x3

ACD14208

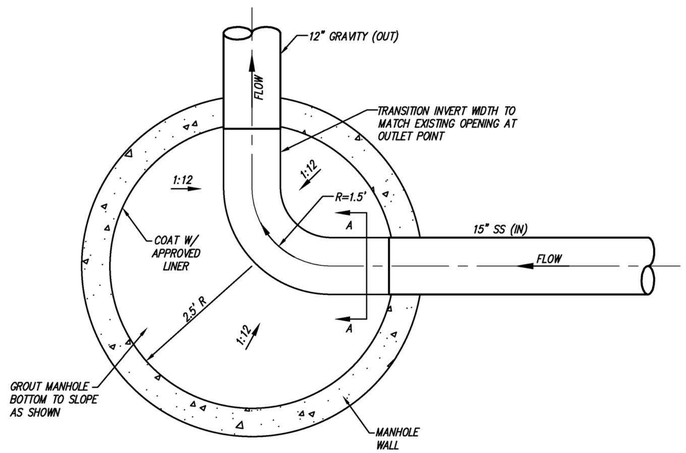


OFFSITE SANITARY SEWER LAYOUT



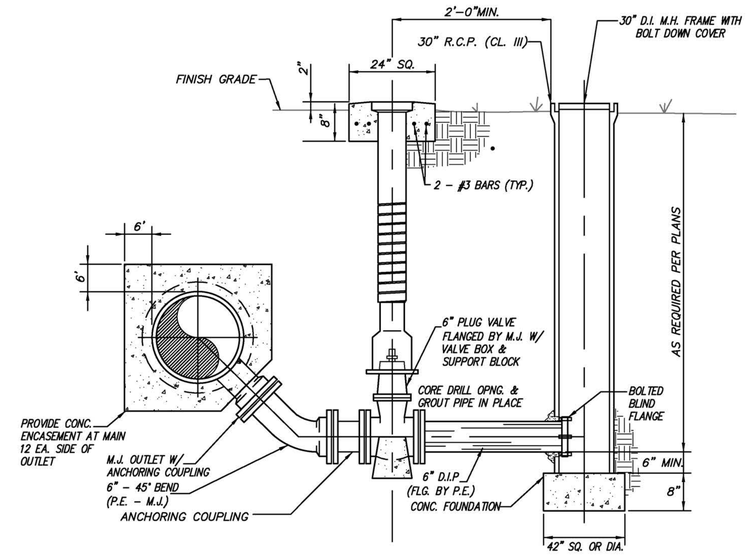
SECTION A–A

N.T.S.



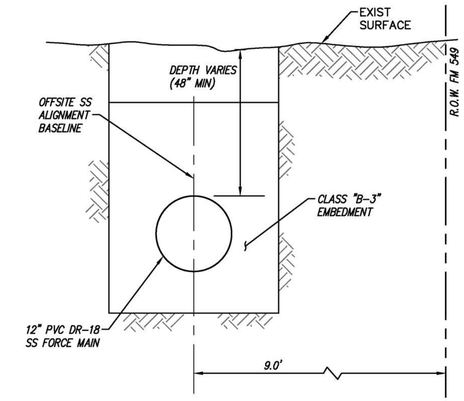
STA 1+04.38 OFFSITE SSMH INVERT DETAIL

N.T.S.



FORCE MAIN BLOWOFF VALVE DETAIL

N.T.S.



12" FORCE MAIN TYPICAL SECTION

N.T.S.

NOTES:

1. A MAJORITY OF THE PROPOSED SANITARY SEWER FORCE MAIN WILL BE CONSTRUCTED WITHIN THE EXISTING LIMITS OF TxDOT ROW.
2. UNLESS OTHERWISE NOTED, ALL MATERIAL & CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROCKWALL "STANDARDS OF DESIGN & CONSTRUCTION" & "N.C.T.C.O.G. 3RD EDITION".
3. CONTRACTOR SHALL NOTIFY TxDOT DALLAS DISTRICT 48 HOURS PRIOR TO CONSTRUCTION WITHIN TxDOT ROW. (214–320–6270)
4. ALL CONSTRUCTION IN TxDOT R.O.W. SHALL BE IN ACCORDANCE WITH TxDOT DALLAS DISTRICT UTILITY SPECIFICATIONS AND CITY OF ROCKWALL STANDARDS FOR DESIGN AND CONSTRUCTION.
5. THE UTILITIES SHOWN ON THE PLANS WERE COMPILED FROM VARIOUS SOURCES & ARE INTENDED TO SHOW THE GENERAL EXISTENCE & LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THE 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 IS ANY CONFLICT WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.
6. CONTRACTOR SHALL NOTIFY PROPERTY OWNERS 48 HOURS IN ADVANCE OF ANY DRIVEWAY CLOSURE. A TEMPORARY DRIVEWAY SURFACE SHALL BE PROVIDED AT NO SEPARATE COST OR PAYMENT.
7. CONTRACTOR SHALL CONSTRUCT FORCE MAIN GRADE BREAKS (DEFLECTIONS) INDICATED ON THE PROFILE USING DUCTILE IRON BENDS OR BY SERIES OF PIPE JOINT DEFLECTIONS. CONTRACTOR SHALL NOT EXCEED MANUFACTURERS ALLOWABLE MAXIMUM JOINT DEFLECTION. CONTRACTOR SHALL PROVIDE CONCRETE BLOCKING PER CITY STANDARDS.

BENCHMARK TABLE

BM#1	BEING A RAILROAD SPIKE SET IN THE SOUTHWEST SIDE OF A POWER POLE APPROXIMATELY 22.0' SOUTHEAST OF THE SOUTHEAST EDGE OF ASPHALT AND 90.0 FEET SOUTHEAST OF A FENCE CORNER LOCATED ON THE NORTHWEST SIDE OF FM 549 AT THE INTERSECTION OF THE SOUTHEAST AND NORTHWEST PROPERTY LINE OF THE LAKES OF SOMERSET. ALSO BEING 1297.0' NORTHEAST OF THE INTERSECTION OF FM 549 AND STATE HIGHWAY 205.	ELEV.=547.01'	BM#7	BEING A RAILROAD SPIKE SET IN THE SOUTHEAST SIDE OF A POWERPOLE LOCATED 47.0 FEET NORTH–WEST OF THE CENTERLINE OF FM 549 AND BEING 335.0 FEET NORTHEAST THE CENTERLINE OF STANDING OAK LANE.	ELEV.=565.20'
BM#2	BEING A RAILROAD SPIKE SET IN THE NORTHWEST SIDE OF A POWER POLE APPROXIMATELY 24.0' NORTHWEST OF THE NORTHWEST EDGE OF ASPHALT AND BEING THE FORTH POWER POLE ON THE ON THE NORTHWEST SIDE OF THE INTERSECTION OF FM549 AND STATE HIGHWAY 205. ALSO BEING 627.0 FEET NORTHWEST OF THE SAID INTERSECTION OF FM 549 AND STATE HIGHWAY 205.	ELEV.=564.89'	BM#8	BEING A RAILROAD SPIKE SET IN THE SOUTHWEST SIDE OF A POWER POLE LOCATED 58.0 FEET NORTHWEST OF THE CENTERLINE OF FM 549 AND AND 457.0 FEET SOUTHWEST THE CENTERLINE OF STANDING OAK LANE.	ELEV.=573.05'
BM#3	BEING A RAILROAD SPIKE SET IN THE NORTHWEST SIDE OF A POWER POLE AND LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF FM 549 AND STATE HIGHWAY 205, AND BEING 57.0 FEET SOUTHWEST OF SAID INTERSECTION.	ELEV.=566.42'	BM#9	BEING A RAILROAD SPIKE SET IN THE SOUTHEAST SIDE OF A POWER POLE LOCATED 60.0 FEET NORTHWEST OF THE CENTERLINE OF FM 549 AND BEING 98.0 FEET SOUTHWEST OF THE CENTERLINE OF WILLOWCREST DRIVE.	ELEV.=565.70'
BM#4	BEING A RAILROAD SPIKE SET IN THE SOUTHWEST SIDE OF A POWER POLE ON THE NORTHEAST RIGHT–OF–WAY LINE OF STATE HIGHWAY 205 AND BEING 59.0 FEET NOTHEAST OF THE CENTERLINE OF SAID STATE HIGHWAY. ALSO BEING 609 FEET NORTHWEST OF THE INTERSECTION OF SAID STATE HIGHWAY AND FM 549.	ELEV.=552.40'	BM#10	BEING A RAILROAD SPIKE SET IN THE SOUTHEAST SIDE OF A POWER POLE LOCATED 48.5 FEET NORTHWEST OF THE CENTERLINE OF FM 549 AND BEING 241.0 FEET SOUTHWEST OF CULLINS ROAD.	ELEV.=569.76'
BM#5	BEING A RAILROAD SPIKE SET IN THE NORTHEAST SIDE OF A POWER POLE AND BEING 50.0 FEET SOUTHEAST OF THE CENTERLINE OF FM 549 AND 258.5 FEET SOUTHWEST OF THE INTERSECTION OF STATE HIGHWAY 205 AND SAID FM 549.	ELEV.=549.60'	BM#11	BEING A RAILROAD SPIKE SET IN THE WEST SIDE OF A POWER POLE LOCATED 48.0 FEET SOUTHEAST OF THE CENTERLINE OF FM 549 AND BEING 63.0 FEET SOUTEAST OF A MAILBOX NEAR A GRAVEL DRIVEWAY LOCATED AT 6052 FM 549, SAME BEING 1264.0 FEET SOUTHWEST OF THE INTERSECTION OF FM 549 AND CULLINS ROAD.	ELEV.=544.16'
BM#6	BEING A RAILROAD SPIKE SET IN THE SOUTHEAST SIDE OF A POWERPOLE AND BEING APPROXIMATELY 65.0 FEET NORTHWEST OF THE CENTERLINE OF FM 549. ALSO BEING 460 FEET SOUTHWEST OF A CONCRETE DRIVEWAY LOCATED AT 5133 FM 549.	ELEV.=558.77'	BM#12	BEING A RAILROAD SPIKE SET IN THE WEST SIDE OF A POWER POLE LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 549 AND JEFF BOYD ROAD AND BEING 19.0 FEET NORTHEAST FROM THE CENTERLINE OF JEFF BOYD ROAD AND 51.0 FEET SOUTHEAST OF THE CENTERLINE OF FM 549.	ELEV.=556.98'
			BM#13	BEING A RAILROAD SPIKE SET IN THE SOUTH SIDE OF A POWER POLE LOCATED 46.5 FEET NORTHWEST OF THE CENTERLINE OF FM 549 AND BEING 150.0 FEET NORTHEAST THE CENTERLINE OF FM 3097.	ELEV.=550.00'

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REGISTERED PROFESSIONAL ENGINEER
P.E.
Date: 2-13-17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Offsite Sanitary Sewer Layout & Details

tnp project ACD 14208
sheet 64 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\64 Offsite SS Layout.dwg at Jan 10, 2018–2:38pm by Chris.O
Layout: Layout(1) Xrefs: x3d–Offsite Sewer Base.dwg – x3d–Existing Base.dwg – x3d–Site Base.dwg – x3d–Utility Base.dwg – x3d–Paving Base.dwg – 14–1363–FINAL–BOUNDARY.dwg – x–border.dwg – x3d–Drainage Base.dwg

ACD14208

CAUTION!! OVERHEAD ELECTRIC LINES & UNDERGROUND TELEPHONE LINES IN THIS AREA. USE CAUTION IN THIS AREA.

CAUTION!! RICHLAND-CHISHOLM-HEATH WATER SUPPLY CORPORATION (RCH WSC) WATER LINES IN AREA. CONTRACTOR TO CONFIRM LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT MR. DWIGHT LINDOP AT 972-670-9091 PRIOR TO CONSTRUCTION.

GRAPHIC SCALE 40 0 20 40

FM 3097 (ASPHALT PAVING)

BUFFALO WAY RD (FM 549) (ASPHALT PAVING)

JEFF BOYD RD (CONC. PAVING)

MATCH LINE STA 10+00

STA 0+00.00 OFFSITE SS
CORE AND GROUT & CONNECT TO EXIST SSMH
BEGIN PROP 15" GRAVITY SS
N 7004895.59
E 2601194.53

CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE EXISTING 12" WL PRIOR TO CONSTRUCTING THE SS LINE

EXIST 12" WL

BM #13
SPIKE IN PP
ELEV 550.00

CP #13
N 7004793.31
E 2601248.55

15" GRAVITY SS BY BORE

APPROX ROW

APPROX LOCATION 100' R.O.W.

15' RCH WSC ESMT

PROP OFFSITE 15" SS GRAVITY MAIN

STA 1+04.38 OFFSITE SS
CONTRUCT 5' DIA SSMH
N 7004821.74
E 2601268.31

CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC COMPANY TO TEMPORARILY BRACE UTILITY POLES AS NECESSARY (TYP)

CONTRACTOR SHALL COORDINATE WITH BURIED TELEPHONE & CABLE COMPANY FOR ANY NECESSARY RELOCATIONS (TYP)

STA 4+74.38 OFFSITE SS
CONSTRUCT 5' DIA SSMH
N 7005083.71
E 2601529.60

PC STA 5+41.91 OFFSITE SS
N 7005131.52
E 2601577.29

EXIST. 8" WL.

⟨1⟩
Δ 21°30'00"
R = 5770.00
L = 223.23
T = 111.63

15" SS BY BORE

PRESERVE OR PROTECT EXISTING CULVERT

CP #12
N 7005306.01
E 2601641.17

PROP OFFSITE 12" SS FORCE MAIN

BM #12
SPIKE IN PP
ELEV 556.98

PT STA 7+65.14 OFFSITE SS
N 7005292.58
E 2601731.84

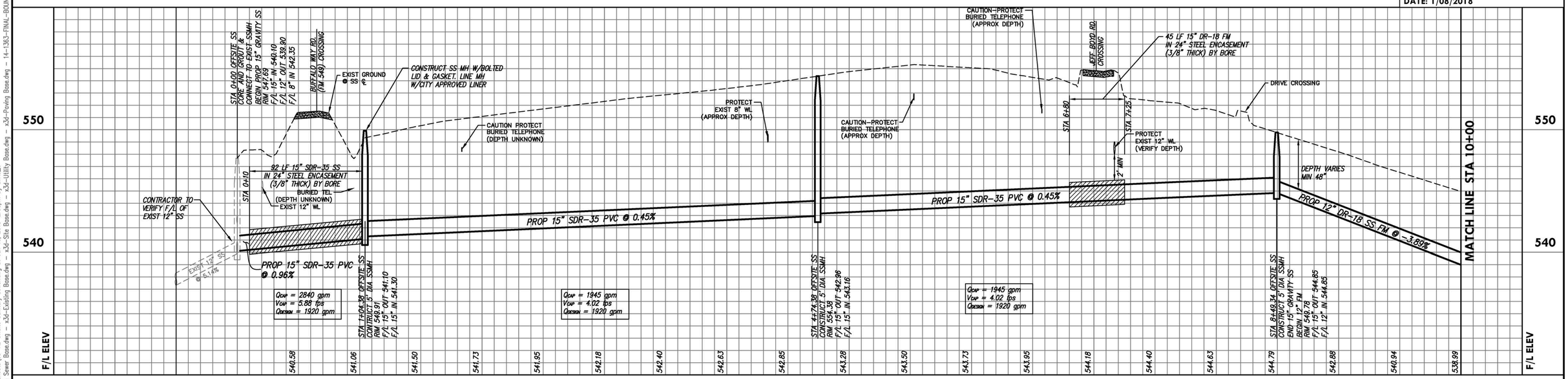
STA 8+49.34 OFFSITE SS
CONSTRUCT 5' DIA SSMH
END 15" GRAVITY SS
BEGIN 12" FM
N 7005354.44
E 2601788.94

REMOVE & REPLACE EXIST 24" CMP & REGRADE DIRT DRIVE AFTER CONSTRUCTION. (NO SEP. PAY)

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.

DATE: 1/08/2018



no.	revision	by	date

scale	
horiz	1"=40'
vert	1"=4'
date	FEB 2017

teague nall & perkins
1100 Macon Street
Fort Worth, Texas 76102
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

STATE OF TEXAS — SCOTT C. WILHELM — 82792 — REGISTERED PROFESSIONAL ENGINEER — P.E.
Date: 2-13-17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Offsite Sanitary Sewer Plan & Profile Sta 0+00 to Sta 10+00

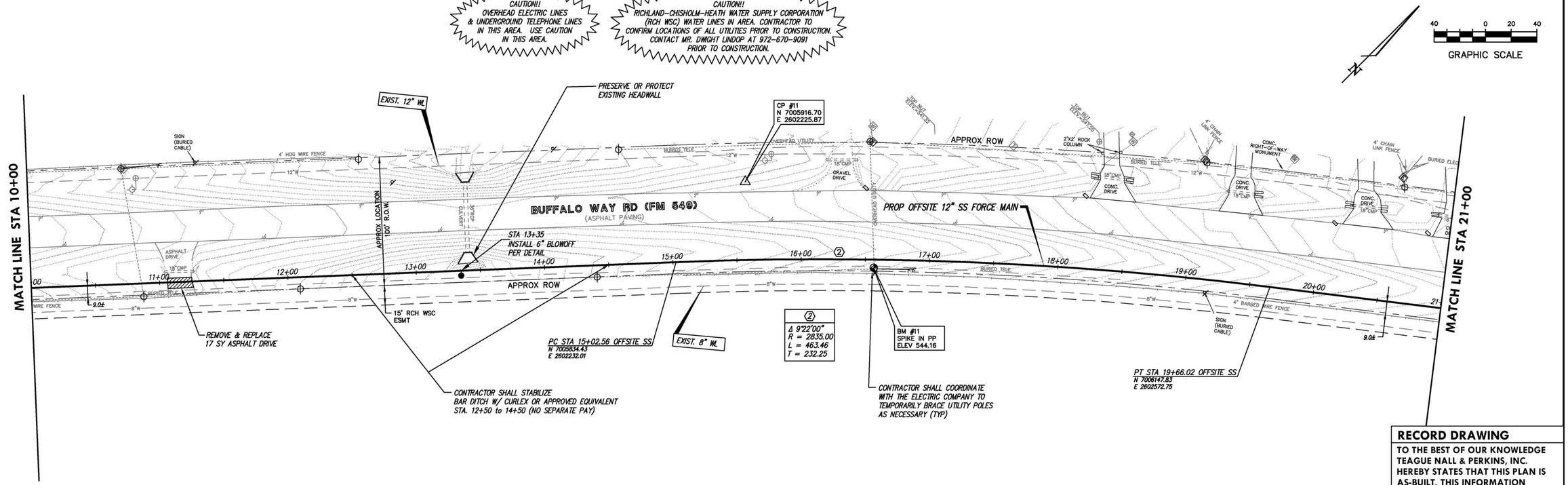
tnp project ACD 14208
sheet 65 of 77

Drawing: O:\PROJECTS\AC014208\cad\sheets\65-72 Offsite Sanitary Sewer.dwg at Jan 10, 2018-2:38pm by Chris_O
Layout: Layout1(1) Xrefs: x3d-Offsite Sewer Base.dwg – x3d-Existing Base.dwg – x3d-Site Base.dwg – x3d-Utility Base.dwg – x3d-Paving Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x-border.dwg – x3d-Drainage Base.dwg

ACD14208

CAUTION!! OVERHEAD ELECTRIC LINES & UNDERGROUND TELEPHONE LINES IN THIS AREA. USE CAUTION IN THIS AREA.

CAUTION!! RICHLAND-CHISHOLM-HEATH WATER SUPPLY CORPORATION (RCH WSC) WATER LINES IN AREA. CONTRACTOR TO CONFIRM LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT MR. DWIGHT LINDOP AT 972-670-9091 PRIOR TO CONSTRUCTION.



RECORD DRAWING

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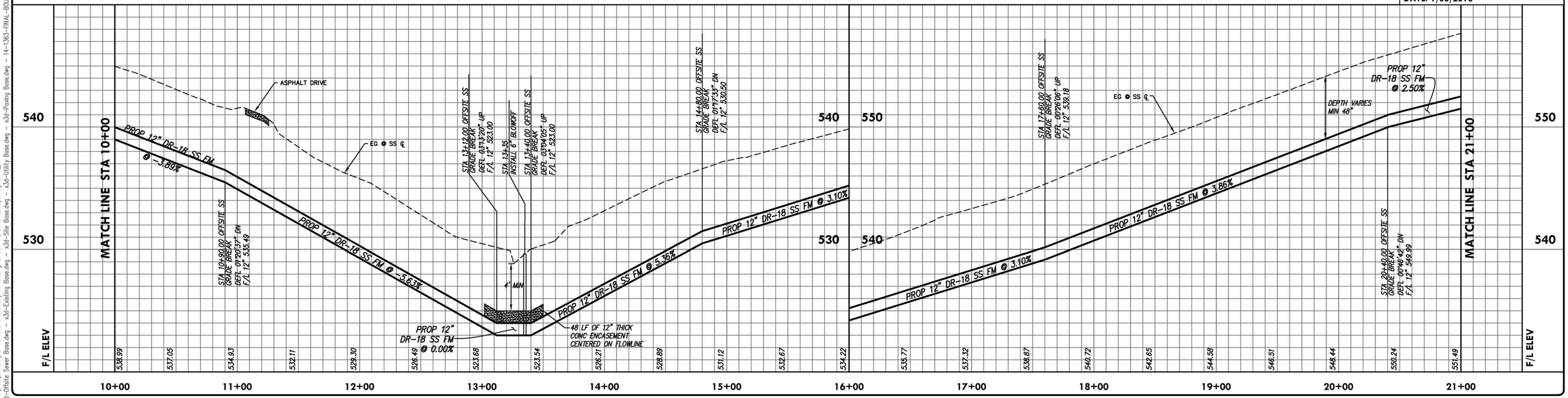

no.	revision	by	date

scale	
horiz	1"=40'
vert	1"=8'
date	FEB 2017

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STATE OF TEXAS — SCOTT C. WILHELM — 82792 — REGISTERED PROFESSIONAL ENGINEER

Date: 2-13-17

City of Rockwall, Texas

Construction Plans for

Somerset Park, Phase 1

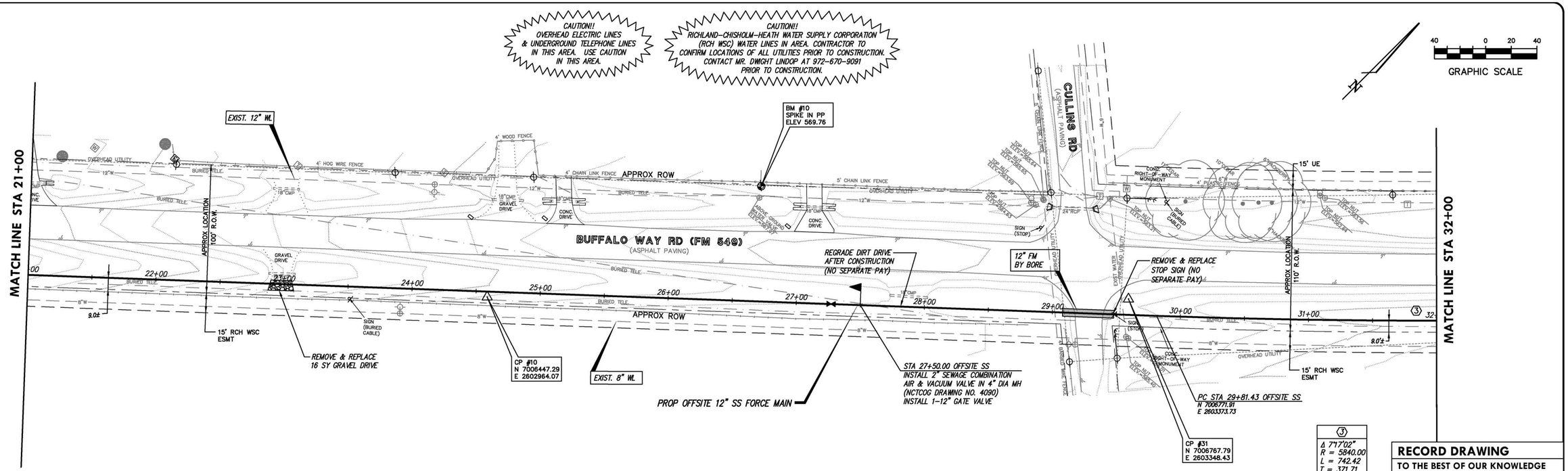
Offsite Sanitary Sewer Plan & Profile Sta 10+00 to Sta 21+00

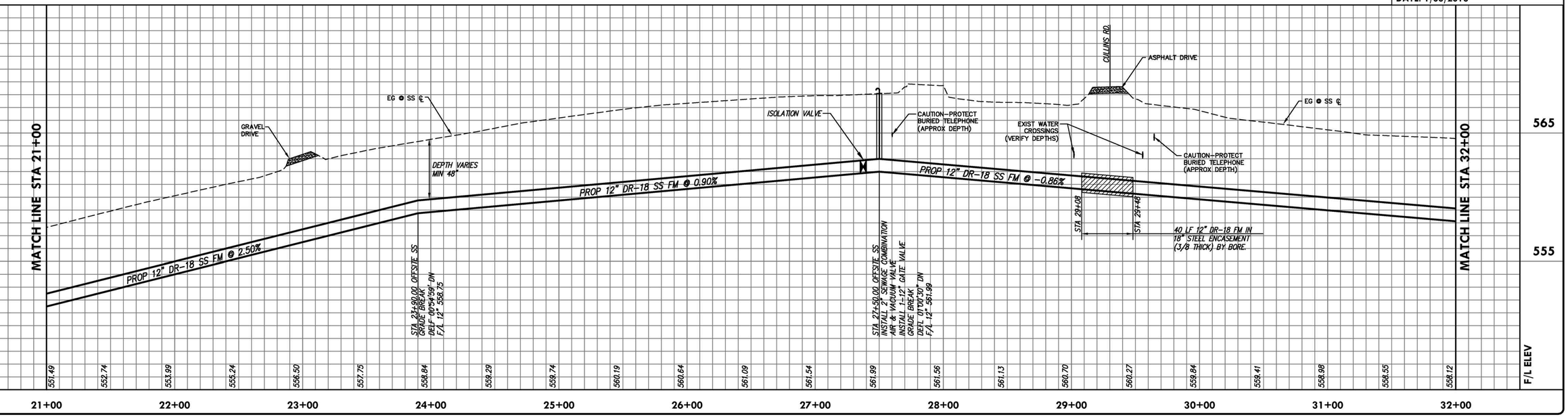
tnp project ACD 14208

sheet 66 of 77

Drawing: C:\PROJECTS\ACD14208\cad\sheets\65-72 Offsite Sanitary Sewer.dwg at Jan 10, 2018-2:39pm by Chris_O
Layout: Layout1(2) Xrefs: x3d-Offsite Sewer Base.dwg – x3d-Existing Base.dwg – x3d-Site Base.dwg – x3d-Utility Base.dwg – x3d-Paving Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x-border.dwg – x3d-Drainage Base.dwg

ACD14208





RECORD DRAWING

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no.	revision	by	date

scale
horiz 1"=40'
vert 1"=4'
date FEB 2017

teague nall & perkins
1100 Macon Street
Fort Worth, Texas 76102
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

STATE OF TEXAS — SCOTT C. WILHELM — 82792 — REGISTERED PROFESSIONAL ENGINEER
P.E. Date: 2-13-17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Offsite Sanitary Sewer Plan & Profile Sta 21+00 to Sta 32+00

tnp project ACD 14208
sheet 67 of 77

Drawing: C:\PROJECTS\ACD14208\cad\sheets\65-72 Offsite Sanitary Sewer.dwg at Jan 10, 2018-2:39pm by Chris_O
Layout: Layout(3) Xrefs: x3d-Offsite Sewer Base.dwg – x3d-Existing Base.dwg – x3d-Site Base.dwg – x3d-Utility Base.dwg – x3d-Paving Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x-border.dwg – x3d-Drainage Base.dwg

ACD14208

CAUTION!!
OVERHEAD ELECTRIC LINES & UNDERGROUND TELEPHONE LINES IN THIS AREA. USE CAUTION IN THIS AREA.

CAUTION!!
RICHLAND–CHISHOLM–HEATH WATER SUPPLY CORPORATION (RCH WSC) WATER LINES IN AREA. CONTRACTOR TO CONFIRM LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT MR. DWIGHT LINDOP AT 972–670–9091 PRIOR TO CONSTRUCTION.

GRAPHIC SCALE 40 0 20 40

MATCH LINE STA 32+00

MATCH LINE STA 43+00

BM #9
SPIKE IN PP
ELEV 565.70

BM #8
SPIKE IN PP
ELEV 573.05

CP #9
N 7007048.97
E 2603688.87

CP #8
N 7007588.03
E 2804244.93

WILLOWCREST DR
(CONC PAVING)

BUFFALO WAY RD (FM 549)
(ASPHALT PAVING)

APPROX ROW

APPROX LOCATION 110' R.O.W.

15' UE

15' RCH WSC ESMT

EXIST. 12" WL

EXIST. 8" WL

STA 35+40
INSTALL 6" BLOWOFF
PER DETAIL

CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC COMPANY TO TEMPORARILY BRACE UTILITY POLES AS NECESSARY (TYP)

PT STA 37+23.85 OFFSITE SS
N 7007264.16
E 2603928.84

PROP OFFSITE 12" SS FORCE MAIN

REMOVE & REPLACE 31 SY CONC DRIVE

CONC. DRIVE

BRICK COLUMN

PLANTER AREA

GATE KEY PAD

SIGN (BURIED CABLE)

CONC. RIGHT-OF-WAY MONUMENT

③
Δ 71°17'02"
R = 5840.00
L = 742.42
T = 371.71

EG @ SS ℄

EXIST 36"RCP

DRAINAGE FLOWLINE

STA 35+40.00 OFFSITE SS
GRADE BREAK
DEPTH 0'11"± UP
F/L 12" 558.70
INSTALL 6" BLOWOFF

STA 36+80.00 OFFSITE SS
GRADE BREAK
DEPTH 0'04"± DN
F/L 12" 558.79

PROP 12" DR-18 SS FM @ -0.66%

PROP 12" DR-18 SS FM @ 2.57%

PROP 12" DR-18 SS FM @ 1.27%

PROP 12" DR-18 SS FM @ 0.31%

20 LF
12" THICK CONC
CAP CENTERED
ON FLOWLINE

DEPTH VARIES
MIN 48"

STA 41+20.00 OFFSITE SS
GRADE BREAK
DEPTH 0'03"±DN
F/L 12" 564.38

F/L ELEV	558.12	557.69	557.26	556.83	556.40	555.97	555.54	553.45	556.74	558.02	559.05	559.68	560.32	560.95	561.59	562.22	562.86	563.49	564.13	564.48	564.63	564.79	564.95	F/L ELEV
565																								565
555																								555
	32+00	33+00	34+00	35+00	36+00	37+00	38+00	39+00	40+00	41+00	42+00	43+00												

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.

DATE: 1/08/2018

no.	revision	by	date

scale
horiz 1"=40'
vert 1"=4'
date FEB 2017

teague nall & perkins
1100 Macon Street
Fort Worth, Texas 76102
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

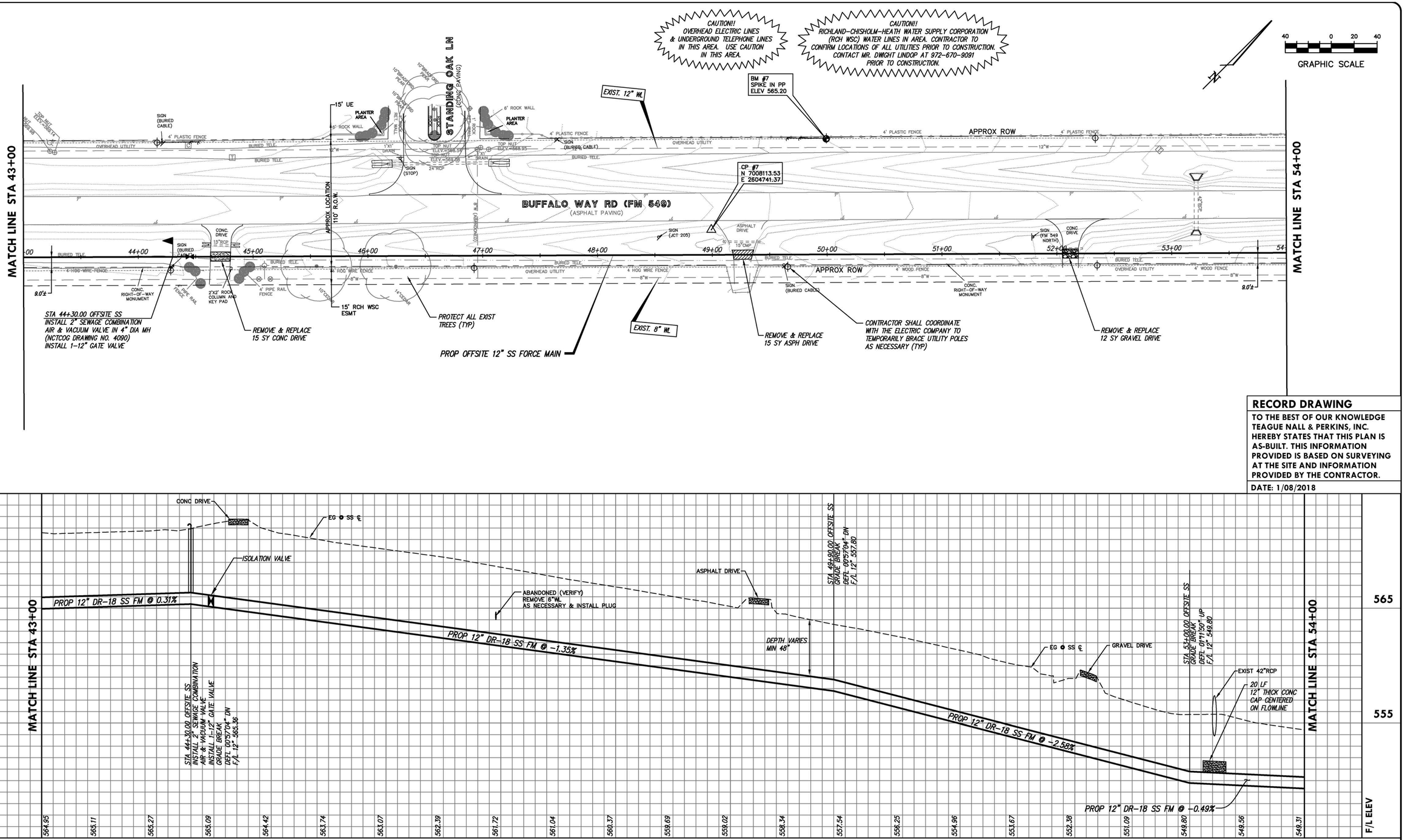
STATE OF TEXAS
SCOTT C. WILHELM
82792
REGISTERED PROFESSIONAL ENGINEER
P.E.
Date: 2-13-17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Offsite Sewer Plan & Profile
Sta 32+00 to Sta 43+00

tnp project ACD 14208
sheet 68 of 77

Drawing: C:\PROJECTS\ACD14208\cad\sheets\65-72 Offsite Sanitary Sewer.dwg at Jan 10, 2018-2:39pm by Chris_O
Layout: Layout1(4) Xrefs: x3d-Offsite Sewer Base.dwg – x3d-Existing Base.dwg – x3d-Site Base.dwg – x3d-Utility Base.dwg – x3d-Paving Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x-border.dwg – x3d-Drainage Base.dwg

ACD14208



RECORD DRAWING

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DATE: 1/08/2018

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vert 1"=4'
date FEB 2017

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TBPE Registration No. F-230
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STATE OF TEXAS — SCOTT C. WILHELM — 82792 — REGISTERED PROFESSIONAL ENGINEER
Date: 2-13-17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Offsite Sanitary Sewer Plan & Profile Sta 43+00 to Sta 54+00

tnp project ACD 14208
sheet 69 of 77

Drawing: C:\PROJECTS\ACD14208\cad\sheets\65-72 Offsite Sanitary Sewer.dwg at Jan 10, 2018-2:40pm by Chris_O
Layout: Layout1(5) Xrefs: x3d-Offsite Sewer Base.dwg - x3d-Existing Base.dwg - x3d-Site Base.dwg - x3d-Utility Base.dwg - x3d-Paving Base.dwg - 14-1363-FINAL-BOUNDARY.dwg - x-border.dwg - x-3d-Drainage Base.dwg

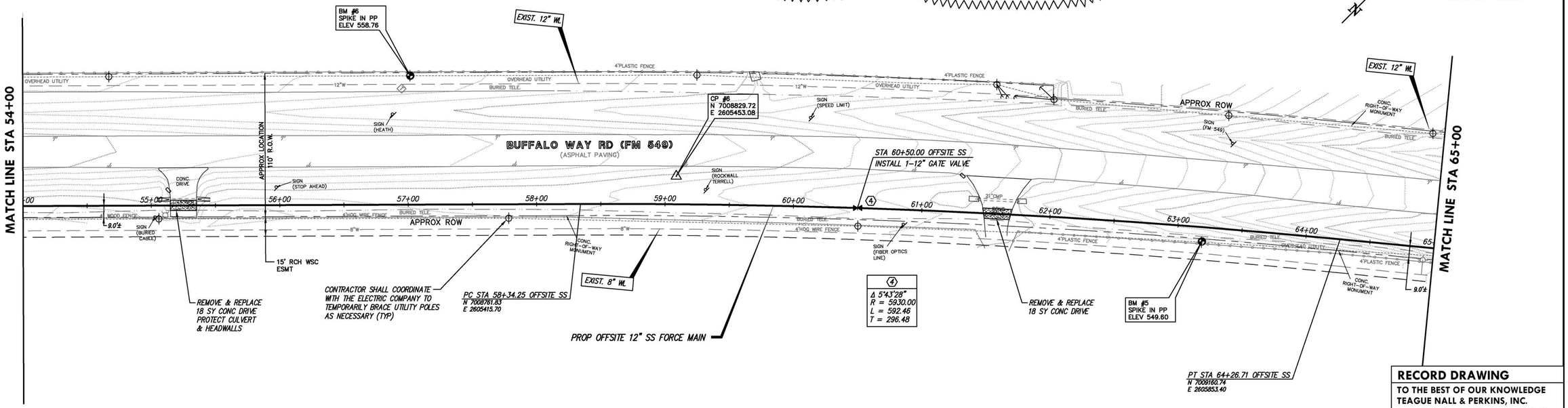
ACD14208

CAUTION!! OVERHEAD ELECTRIC LINES & UNDERGROUND TELEPHONE LINES IN THIS AREA. USE CAUTION IN THIS AREA.

CAUTION!! RICHLAND-CHISHOLM-HEATH WATER SUPPLY CORPORATION (RCH WSC) WATER LINES IN AREA. CONTRACTOR TO CONFIRM LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT MR. DWIGHT LINDOP AT 972-670-9091 PRIOR TO CONSTRUCTION.

N

40 0 20 40
GRAPHIC SCALE



RECORD DRAWING

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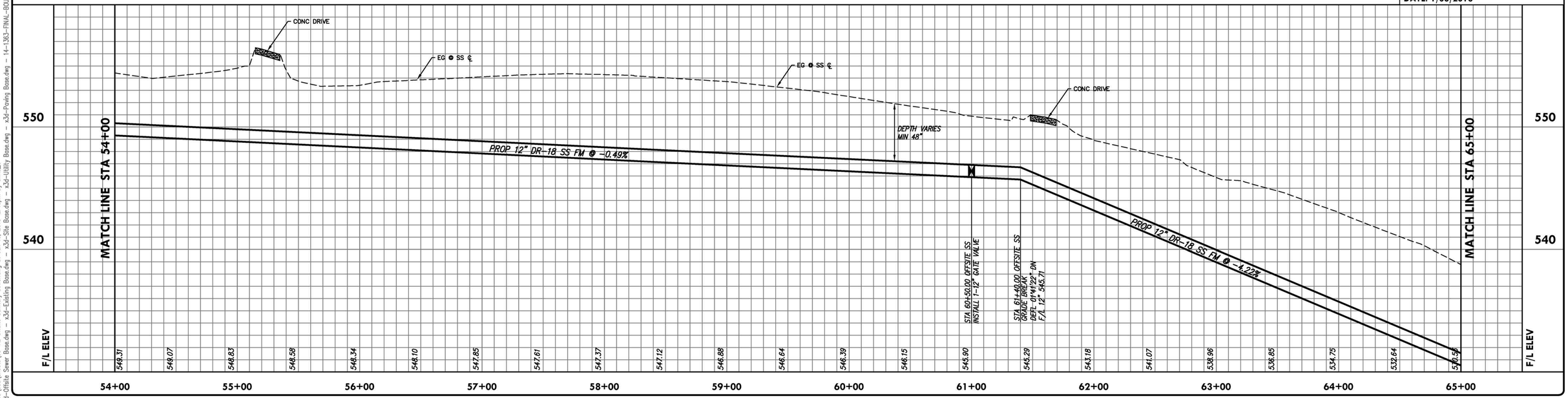
DATE: 1/08/2018



no.	revision	by	date

scale
horiz 1"=40'
vert 1"=4'
date FEB 2017

teague nall & perkins
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Fort Worth, Texas 76102
817.336.5773 ph 817.336.2813 fx
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STATE OF TEXAS
SCOTT C. WILHELM
82792
REGISTERED PROFESSIONAL ENGINEER
P.E.
Date: 2-13-17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Offsite Sanitary Sewer Plan & Profile Sta 54+00 to Sta 65+00

tnp project ACD 14208
sheet 70 of 77

Drawing: C:\PROJECTS\ACD14208\cad\sheets\65-72 Offsite Sanitary Sewer.dwg at Jan 10, 2018-2:40pm by Chris_O
Layout: Layout1(6) Xrefs: x3d-Offsite Sewer Base.dwg – x3d-Existing Base.dwg – x3d-Site Base.dwg – x3d-Utility Base.dwg – x3d-Paving Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x-border.dwg – x3d-Drainage Base.dwg

ACD14208

MATCH LINE STA 65+00

MATCH LINE STA 75+00

S.H. 205 (ASPHALT PAVING)

BUFFALO WAY RD (FM 549) (ASPHALT PAVING)

FUTURE FM 549

CP #5
N 7009303.33
E 2606012.99

CAUTION!!
OVERHEAD ELECTRIC LINES & UNDERGROUND TELEPHONE LINES IN THIS AREA. USE CAUTION IN THIS AREA.

ROCKWALL RETAIL INVESTORS, LLC
CCF# 20140000012935
O.P.R.R.C.T.

⑤
Δ 14°40'36"
R = 867.25
L = 222.15
T = 111.69

PROP 160' TxDOT R.O.W.

GRAPHIC SCALE 40 0 20 40

PC STA 70+54.96 OFFSITE SS
N 7009506.91
E 2606294.60

25' TEMP CONSTR ESMT

VARIABLE WIDTH TEMP. CONSTRUCTION ESMT

EXIST 15' UTILITY ESMT DOC #20150000003475

STA 72+77.11 OFFSITE SS
N 7009638.93
E 2606472.51

STA 69+10
INSTALL 6" BLOWOFF PER DETAIL

STA 69+10.82 OFFSITE SS
DEFL 46°00'22" RT
INSTALL 12" 45° BEND
N 7009406.93
E 2606190.76

PROP OFFSITE 12" SS FORCE MAIN

PROP 15' UTILITY ESMT

STA 71+93.24 OFFSITE SS
INSTALL 2" SEWAGE COMBINATION AIR & VACUUM VALVE IN 4" DIA MH (NCTCOG DRAWING NO. 4090)
INSTALL 1-12" GATE VALVE

12" FM BY BORE

EXIST. 8" WL

PI STA 65+33.34 OFFSITE SS
DEFL 44°28'25" RT
INSTALL 12" 45° BEND
N 7009228.55
E 2605935.70

STA 66+71.97 OFFSITE SS
DEFL 49°59'26" LT
INSTALL 12" 45° BEND
N 7009216.49
E 2606073.81

STA 68+37.23 OFFSITE SS
DEFL 44°55'21" INSTALL 12" 45° BEND
N 7009333.34
E 2606190.66

CAUTION!!
RICHLAND-CHISHOLM-HEATH WATER SUPPLY CORPORATION (RCH WSC) WATER LINES IN AREA. CONTRACTOR TO CONFIRM LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT MR. DWIGHT LINDOP AT 972-670-9091 PRIOR TO CONSTRUCTION.

ROCKWALL RETAIL INVESTORS, LLC
CCF# 20140000012935
O.P.R.R.C.T.

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.

DATE: 1/08/2018

CAUTION- PROTECT EXIST. TELE VAULT (DEPTH UNKNOWN)

CAUTION-PROTECT BURIED FIBER OPTICS (APPROX DEPTH)

STA 66+71.97 OFFSITE SS
GRADE BREAK
DEFL 2°7'48"
F/L 12" 523.28

STATE HIGHWAY 205

ASPHALT PAVEMENT

CAUTION-PROTECT BURIED FIBER OPTICS (APPROX DEPTH)

CAUTION-PROTECT BURIED GAS LINE (APPROX DEPTH)

48" MIN

PROP 12" DR-18 SS FM @ -4.22%

PROP 12" DR-18 SS FM @ -0.50%

PROP 12" DR-18 SS FM @ 0.00%

PROP 12" DR-18 SS FM @ 9.33%

PROP 12" DR-18 SS FM @ 0.21%

PROP 12" DR-18 SS FM @ -0.20%

PROP 12" DR-18 SS FM @ -5.34%

STA 68+37.23 OFFSITE SS
GRADE BREAK
DEFL 41°11" UP
F/L 12" 522.45

STA 69+10
INSTALL 6" BLOWOFF

FUTURE FM 549 PVMT (PER TxDOT SCHEMATIC)

EG @ SS ℄

DEPTH VARIES MIN 48" BELOW FUTURE FM 549

STA 69+10.82 OFFSITE SS
GRADE BREAK
DEFL 5°36'51" UP
F/L 12" 522.45

STA 70+49.55 OFFSITE SS
GRADE BREAK
DEFL 8°36'51" DN
F/L 12" 532.16

STA 71+93.24 OFFSITE SS
INSTALL 2" SEWAGE COMBINATION AIR & VACUUM VALVE
INSTALL 1-12" GATE VALVE
GRADE BREAK
DEFL 0°14'06" DN
F/L 12" 532.52

STA 73+38.09 OFFSITE SS
GRADE BREAK
DEFL 3°03'24" DN
F/L 12" 532.23

DEPTH VARIES MIN 48"

STA 66+90

STA 69+30

140 LF 12" DR-18 FM IN 18" STEEL ENCASEMENT (3/8" THICK) BY BORE

F/L ELEV	535	525
65+00	530.53	
66+00	528.42	
67+00	526.31	523.14
68+00	524.20	522.89
69+00		522.45
70+00		526.30
71+00		531.22
72+00		532.51
73+00		532.31
74+00		528.93
75+00		526.26

no.	revision	by	date

scale	
horiz	1"=40'
vert	1"=4'
date	FEB 2017

teague nall & perkins
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TBPE Registration No. F-230
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STATE OF TEXAS
SCOTT C. WILHELM
82792
REGISTERED PROFESSIONAL ENGINEER
Scott Wilhelm, P.E.
Date: 2-13-17

City of Rockwall, Texas

Construction Plans for
Somerset Park, Phase 1

Offsite Sanitary Sewer Plan & Profile Sta 65+00 to Sta 75+00

tnp project ACD 14208

sheet 71 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\65-72 Offsite Sanitary Sewer.dwg at Jan 10, 2018-2:40pm by Chris.O
Layout: Layout(7) Xrefs: x3d-Offsite Sewer Base.dwg - x3d-Existing Base.dwg - x3d-Site Base.dwg - x3d-Utility Base.dwg - x3d-Paving Base.dwg - 14-1363-FINAL-BOUNDARY.dwg - x-border.dwg - x3d-Drainage Base.dwg

ACD14208

MATCH LINE STA 75+00

25' TEMP CONSTR ESMT

PROP 160' TxDOT R.O.W.

FUTURE FM 549

EXIST 15' UTILITY ESMT DOC #20150000003475

STA 76+19.51 OFFSITE SS
DEFL 45°50'49"
INSTALL 12" 45° BEND
N 7009806.18
E 2606771.28

PROP OFFSITE 12" FORCE MAIN

ROCKWALL RETAIL INVESTORS, LLC
CCF# 20140000012935
O.P.R.R.C.T.

EXIST 15' WATER ESMT DOC #20150000003475

STA 80+59.10 OFFSITE SS
CONNECT TO PROP LIFT STATION DISCHARGE PIPE
END PROP 12" FORCE MAIN
N 7010229.12
E 2606846.56

SEE "LS" SHEETS FOR LIFT STATION CONSTRUCTION

STA 80+49.53 OFFSITE SS
DEFL 10°05'06"
INSTALL 12" 11 1/4" BEND
N 7010229.55
E 2606846.58

PROP LIFT STATION

SEE ONSITE SEWER PLAN & PROFILE

APPROX LOCATION LONG BRANCH 100-YR FLOODPLAIN WSEL = 522.0 FT

FUTURE BRIDGE

LONG BRANCH

CP #30
N 7009915.46
E 2606995.41

CP #29
N 7010053.08
E 2606971.76

CP #23
N 7010293.61
E 2606902.16

FM 549

LOT 2, BLOCK A

EDWARDS SUBDIVISION
CABINET I, PAGE 41
P.R.R.C.T.

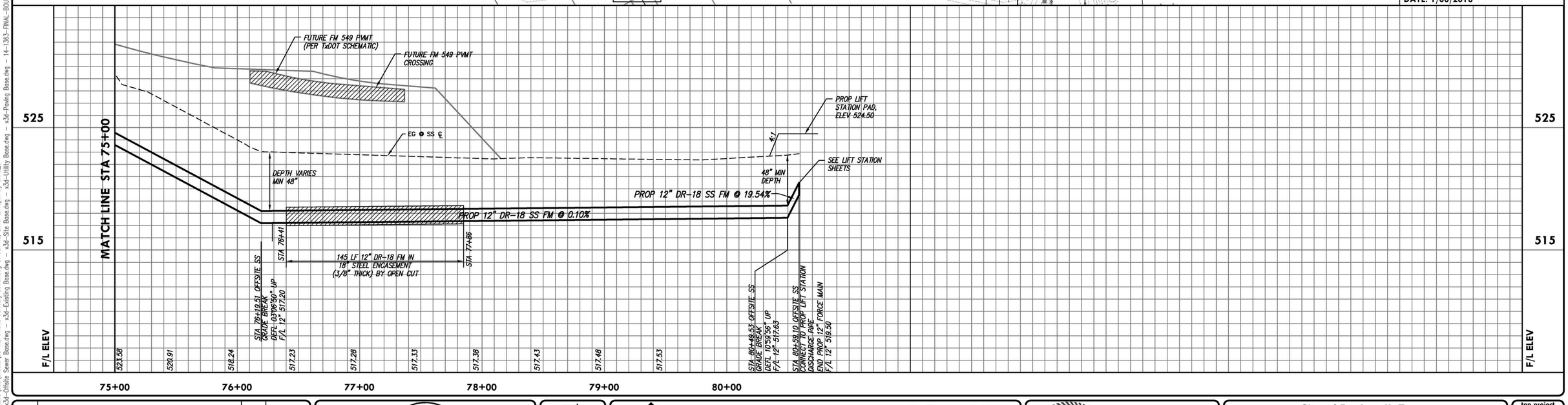
ROCKWALL RETAIL INVESTORS, LLC
CCF# 20140000012935
O.P.R.R.C.T.

GRAPHIC SCALE
40 0 20 40

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE TEAGUE NALL & PERKINS, 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.

DATE: 1/08/2018



no.	revision	by	date

scale
horiz 1"=40'
vert 1"=4'
date FEB 2017

teague nall & perkins
1100 Macon Street
Fort Worth, Texas 76102
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

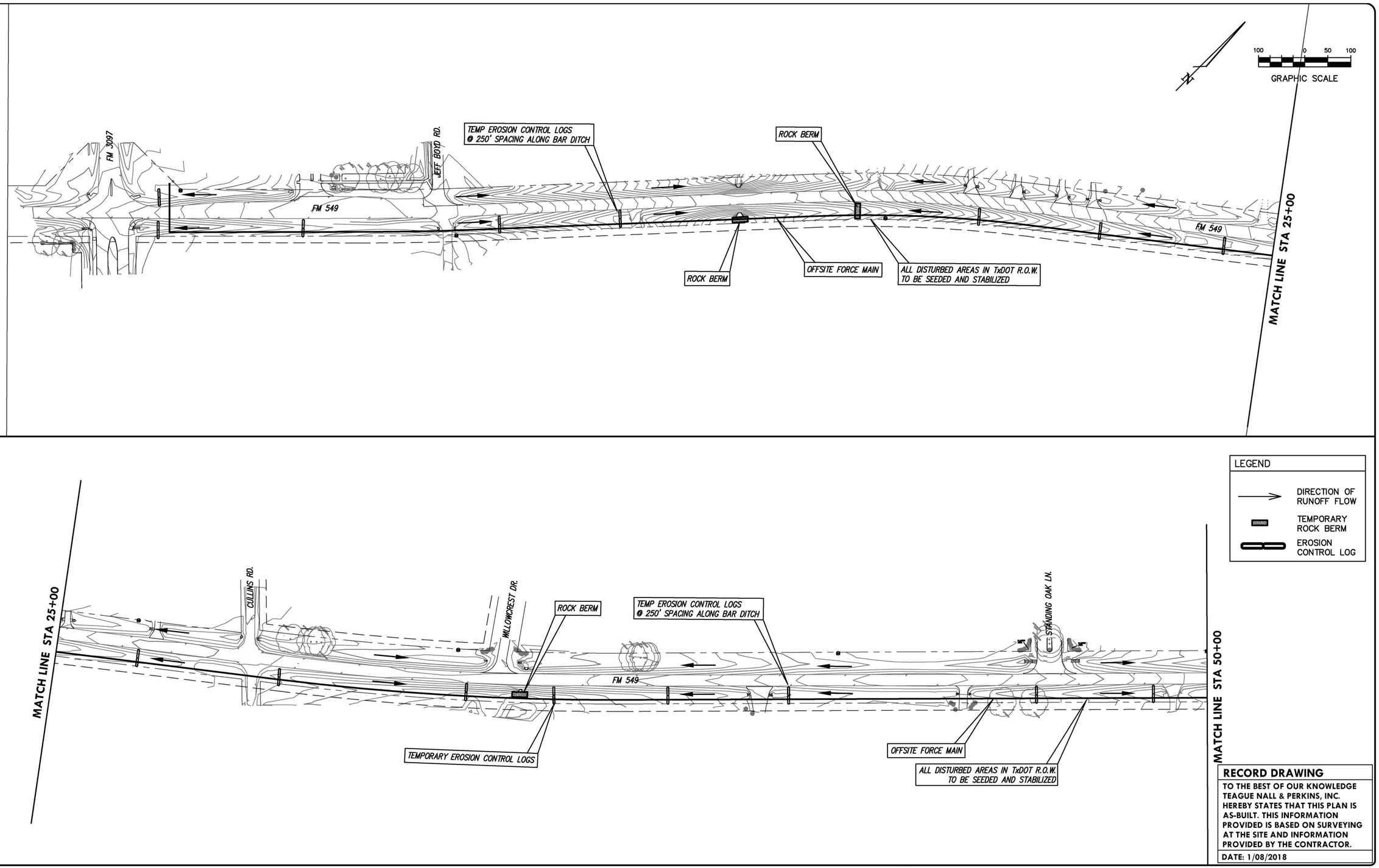
STATE OF TEXAS
SCOTT C. WILHELM
82792
REGISTERED PROFESSIONAL ENGINEER
Scott Wilhelm, P.E.
Date: 2-13-17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Offsite Sanitary Sewer Plan & Profile Sta 75+00 to End

tnp project ACD 14208
sheet 72 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\65-72 Offsite Sanitary Sewer.dwg at Jan 10, 2018-2:40pm by Chris.O
Layout: Layout(8) Xrefs: xJd-Offsite Sewer Base.dwg – xJd-Existing Base.dwg – xJd-Site Base.dwg – xJd-Utility Base.dwg – xJd-Paving Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x-border.dwg – xJd-Drainage Base.dwg

ACD14208



RECORD DRAWING

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DATE: 1/08/2018

no.	revision	by	date

scale
horiz 1"=100'
vert n/a
date FEB 2017

teague nall & perkins
1100 Macon Street
Fort Worth, Texas 76102
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STATE OF TEXAS · SCOTT C. WILHELM · 82792 · LICENSED PROFESSIONAL ENGINEER

Date: 2-13-17

City of Rockwall, Texas

Construction Plans for
Somerset Park, Phase 1

Offsite Erosion Control Plan (1 of 2)

tnp project ACD 14208

sheet 73 of 77

Drawing: O:\PROJECTS\ACD14208\cad\sheets\73-74 Offsite Erosion Control Plan.dwg at Jun 10, 2018-2:41pm by Chris_O
Layout: Layout1(1) Xrefs: x3d-Offsite Sewer Base.dwg – x3d-Existing Base.dwg – x3d-Site Base.dwg – x3d-Utility Base.dwg – x3d-Paving Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x-border.dwg – x3d-Drainage Base.dwg – x3d-Existing Surface.dwg

ACD14208

MATCH LINE STA 50+00

TEMP EROSION CONTROL LOGS @ 250' SPACING ALONG BAR DITCH

TEMPORARY ROCK BERM @ 250' SPACING ALONG BAR DITCH

FM 549

STATE HIGHWAY 205

ROCKWALL RETAIL INVESTORS, LLC
CCF# 20140000012935
O.P.R.R.C.T.

OFFSITE FORCE MAIN

MATCH LINE STA 77+00

EXISTING VEGETATION (GRASS FILTER) NO CONSTRUCTION ON THIS SIDE OF EASEMENT

ALL DISTURBED AREAS IN TxDOT R.O.W. TO BE SEEDED AND STABILIZED

ROCKWALL RETAIL INVESTORS, LLC
CCF# 20140000012935
O.P.R.R.C.T.

100 0 50 100
GRAPHIC SCALE

N

MATCH LINE STA 77+00

ROCKWALL RETAIL INVESTORS, LLC
CCF# 20140000012935
O.P.R.R.C.T.

SEE SANITARY SEWER PLAN & PROFILE & EROSION CONTROL PLAN

EXISTING 15" SANITARY SEWER EASEMENT
VOL. 87, PG. 215 D.R.R.C.T.

LOT 2, BLOCK A

STABILIZED CONSTRUCTION ENTRANCE/EXIT

EDWARDS SUBDIVISION
CABINET I, PAGE 41
P.R.R.C.T.

LONG BRANCH

EXISTING VEGETATION (GRASS FILTER) NO CONSTRUCTION ON THIS SIDE OF EASEMENT

PROPOSED LIFT STATION

LOT 1, BLOCK A

FUTURE FM 549

100 0 50 100
GRAPHIC SCALE

N

LEGEND

- DIRECTION OF RUNOFF FLOW
- TEMPORARY ROCK BERM
- EROSION CONTROL LOG
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE/EXIT

RECORD DRAWING

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horiz 1"=100'
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P.E.
Date: 2-13-17

City of Rockwall, Texas
Construction Plans for
Somerset Park, Phase 1
Offsite Erosion Control Plan (2 of 2)

tnp project ACD 14208
sheet 74 of 77

Drawing: G:\PROJECTS\ACD14208\cad\sheets\73-74 Offsite Erosion Control Plan.dwg at Jan 10, 2018-2:41pm by Chris.O
Layout: Layout(2) Xrefs: x3d-Offsite Sewer Base.dwg – x3d-Existing Base.dwg – x3d-Site Base.dwg – x3d-Utility Base.dwg – x3d-Paving Base.dwg – 14-1363-FINAL-BOUNDARY.dwg – x-border.dwg – x3d-Drainage Base.dwg – x3d-Existing Surface.dwg