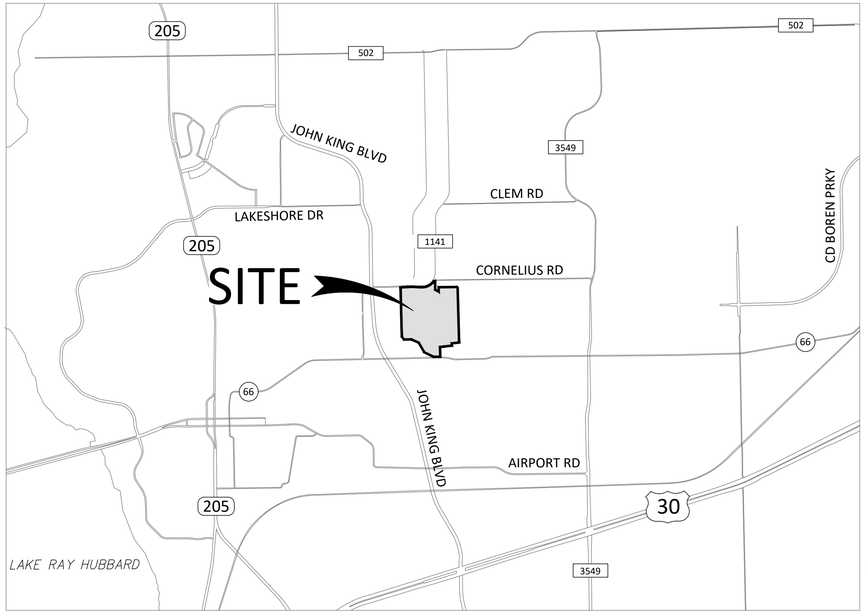
SHEET INDEX	
No.	SHEET TITLE
1	COVER
2	FINAL PLAT - SHEET 1 OF 4
3	FINAL PLAT - SHEET 2 OF 4
4	FINAL PLAT - SHEET 3 OF 4
5	FINAL PLAT - SHEET 4 OF 4
6	SITE PLAN
7	GENERAL NOTES
8	PAVING PLAN & PROFILE - TERRACES BOULEVARD - SHEET 1 OF 2
9	PAVING PLAN & PROFILE - TERRACES BOULEVARD - SHEET 2 OF 2
10	PAVING PLAN & PROFILE - GRAND AVENUE CUL-DE-SAC & GRAND AVENUE
11	PAVING PLAN & PROFILE - GRAND AVENUE
12	PAVING PLAN & PROFILE - PLATEAU LANE & VISTA WAY
13	PAVING PLAN & PROFILE - RISING COURT & DESCENT LANE
14	PAVING PLAN & PROFILE - VANTAGE DRIVE
15	PAVING PLAN & PROFILE - LOOKOUT DRIVE - SHEET 1 OF 2
16	PAVING PLAN & PROFILE - LOOKOUT DRIVE - SHEET 2 OF 2
17	PAVING PLAN & PROFILE - CANYON DRIVE - SHEET 1 OF 2
18	PAVING PLAN & PROFILE - CANYON DRIVE - SHEET 2 OF 2
19	PAVING PLAN & PROFILE - UPLAND COURT
20	PAVING PLAN & PROFILE - LOWLAND DRIVE
21	PAVING PLAN & PROFILE - FOOTHILL ROAD
22	GRADING PLAN - SHEET 1 OF 3
23	GRADING PLAN - SHEET 2 OF 3
24	GRADING PLAN - SHEET 3 OF 3
25	EXISTING DRAINAGE AREA MAP
26	PROPOSED DRAINAGE AREA MAP
27	INLET & HYDRAULIC CALCULATIONS
28	HYDRAULIC CALCULATIONS
29	STORM DRAIN PLAN & PROFILE - SD LINE A 1+00-10+00
30	STORM DRAIN PLAN & PROFILE - SD LINE A 10+00-END
31	STORM DRAIN PLAN & PROFILE - SD LINES B & D
32	STORM DRAIN PLAN & PROFILE - SD LINE C - SHEET 1 OF 2
33	STORM DRAIN PLAN & PROFILE - SD LINE C - SHEET 2 OF 2
34	STORM DRAIN PLAN & PROFILE - SD LAT C-4
35	STORM DRAIN PLAN & PROFILE - SD LINES E & F
36	STORM DRAIN PLAN & PROFILE - SD LINE H
37	STORM DRAIN PLAN & PROFILE - SD LATERALS - SHEET 1 OF 3
38	STORM DRAIN PLAN & PROFILE - SD LATERALS - SHEET 2 OF 3
39	STORM DRAIN PLAN & PROFILE - SD LATERALS - SHEET 3 OF 3
40	SPILLWAY PLAN & PROFILE
41	WEIR DETAILS
42	WATER PLAN - SHEET 1 OF 2
43	WATER PLAN - SHEET 2 OF 2
44	WATER PROFILES - WL-A
45	WATER PROFILES - WL-A & WL-J
46	WASTE WATER PLAN - SHEET 1 OF 2
47	WASTE WATER PLAN - SHEET 2 OF 2
48	WASTE WATER PLAN & PROFILE - SS-A
49	WASTE WATER PLAN & PROFILE - SS-A SS-B SS-H
50	WASTE WATER PLAN & PROFILE - SS-C SS-D SS-G
51	WASTE WATER PLAN & PROFILE - SS-E SS-F SS-I SS-J
52	WASTE WATER PLAN & PROFILE - SS-K SS-L
53	LIGHTING & SIGNAGE PLAN
54	SIDEWALK PLAN & PROFILE - TRAIL A
55	SIDEWALK PLAN & PROFILE - TRAIL B & C
56	SIDEWALK PLAN & PROFILE - TRAIL D
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58	EROSION CONTROL PLAN
59	EROSION CONTROL DETAILS
60	PAVING DETAILS
61	PAVING DETAILS
62	PAVING DETAILS
63	PAVING DETAILS
64	WATER DETAILS
65	WASTE WATER DETAILS
66	WASTE WATER DETAILS
67	STORM DRAIN DETAILS

CONSTRUCTION PLAN SET

FOR

TERRACES - PH 1

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



LOCATION MAP
SCALE: 1" = 2,000'

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

MARCH 2023

RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

Johnson Volk Consulting, Inc.

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER

03/08/2023
JVC No 2215

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk, PE

Owner/Applicant:
TM Terraces, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

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

JVC No.2215 – 2215 – TERRACES SHEET SET – Rockwall, County

ZONED: AG

ZONED: PD-93
USE: SINGLE FAMILY

LOT 1, BLOCK A
LADERA ROCKWALL
DOCUMENT NO.
20190000016594
P.R.R.C.T.

16.000 ACRES (TRACT 2)
BETTY BOGARD
(VOL. 5428, PG. 237)
D.R.R.C.T.

APPROXIMATE LIMIT
ZONE "A" FEMA
FIRM PANEL NOS.
48397C0030L,
48397C0035L &
48397C0045L

EXISTING PUBLIC SANITARY
SEWER EASEMENT
DOC. NO. 20190000004112
D.R.R.C.T.

EROSION
HAZARD
SETBACK

2352 — 500.06'
2573 — 2540 — 500.14' — 500.14'
2681 — 500.21'
2924
3051 — 500.62' — 501.37'
3185 — 502.07'
503.06'

N1°27'52"W 1699.38'

POINT OF
BEGINNING

N: 7032282.21
E: 2600671.94
N18°47'43"E 16,359.13' TO
CITY MONUMENT #11

ELDEN L. HAMPTON
VOLUME 3127, PAGE 161
D.R.R.C.T.

JESSE JOHN GRIFFITH and
SARAH KRISTIN GRIFFITH
DOCUMENT NO.
20170000011478
D.R.R.C.T.

RYAN S. HUDDIN AND
JADA HUDDIN
DOCUMENT NO.
20190000001989
D.R.R.C.T.

RIGHT-OF-WAY
EASEMENT
VOL. 46, PG. 249
D.R.R.C.T.

11.5' ROW
DEDICATION

30' LANDSCAPE
EASEMENT

ROCKWALL CITY LIMITS

L1 — 83.38'

C1 — L=359.86'

S86°46'56"E 289.88'

289.61'

S57°22'29"E
35.84'

S01°56'59"E 126.41'

7
13105 SF

C5 — L=195.10'

N87°00'48"E 100.02'

S01°56'59"E 128.68'

L=9.41'

6
13245 SF

L=89.71'

L=91.88'

N89°39'05"E 104.07'

S00°15'48"W 130.64'

BLOCK A
5
13108 SF

L=100.02'

S89°31'22"E 100.08'

S00°17'55"W 132.04'

4
13316 SF

L=82.28'

S87°56'08"E 100.06'

S00°09'21"W 134.34'

3
13529 SF

L=82.40'

S86°39'11"E 100.16'

N00°50'58"W 132.37'

2
13406 SF

L=99.50'

N89°30'24"W 100.00'

L=71.31'

S02°09'21"E 131.00'

L=37.66'

93.31'

128.31'

S02°09'21"E 130.00'

2
13000 SF

BLOCK B
3
13000 SF

1
OPEN
SPACE

S02°09'21"E 130.00'

N87°50'39"E 312.59'

11.5' ROW
DEDICATION

30'x30'
ROW

L=44.91'

L=46.62'

L=359.81'

C2

F.M. 1141
(EXISTING 80'
RIGHT-OF-WAY)

GRAND AVENUE

L9 — L=85.41'

C6 — L=65.09'

L17 — L18 — L19 — 20' DE

10' UE

20' DE

L=98.51'

L=12.39'

L=6.88'

L=54.29'

L=76.05'

L=54.14'

L=48.38'

L=19.27'

L=3.61'

L=11.44'

L=124.38'

L=115.77'

L=98.38'

L=66.74'

L=49.92'

L=46.54'

L=29.61'

L=54.73'

L=64.48'

L=60.08'

L=57.11'

L=108.69'

L=104.21'

L=20.08'

L=110.82'

L=71.63'

L=72.00'

L=43.79'

L=30.82'

L=84.38'

L=78.66'

L=50.06'

L=60.08'

L=35.40'

L=37.69'

L=74.47'

L=140.28'

L=200.84'

L=48.90'

L=134.04'

L=91.67'

L=40.21'

L=67.55'

L=67.04'

L=54.92'

L=45.07'

L=62.01'

L=62.44'

L=115.00'

L=10.5' UE

L=13' UE

L=10.5' DE

L=72.00'

L=84.00'

L=74.00'

L=51.67'

L=72.00'

L=20.08'

L=121.05'

L=110.14'

L=76.05'

L=54.14'

L=25.43'

L=25.40'

L=14.11'

L=13.50'

L=109.30'

L=107.56'

L=125.04'

L=71.56'

L=53.41'

L=29.80'

L=31.03'

L=33.33'

L=29.80'

L=65.77'

L=80.33'

L=207.95'

L=175.77'

L=14.38'

L=19.29'

L=35.35'

L=54.47'

L=48.49'

L=14.65'

L=14.44'

L=14.14'

L=13.41'

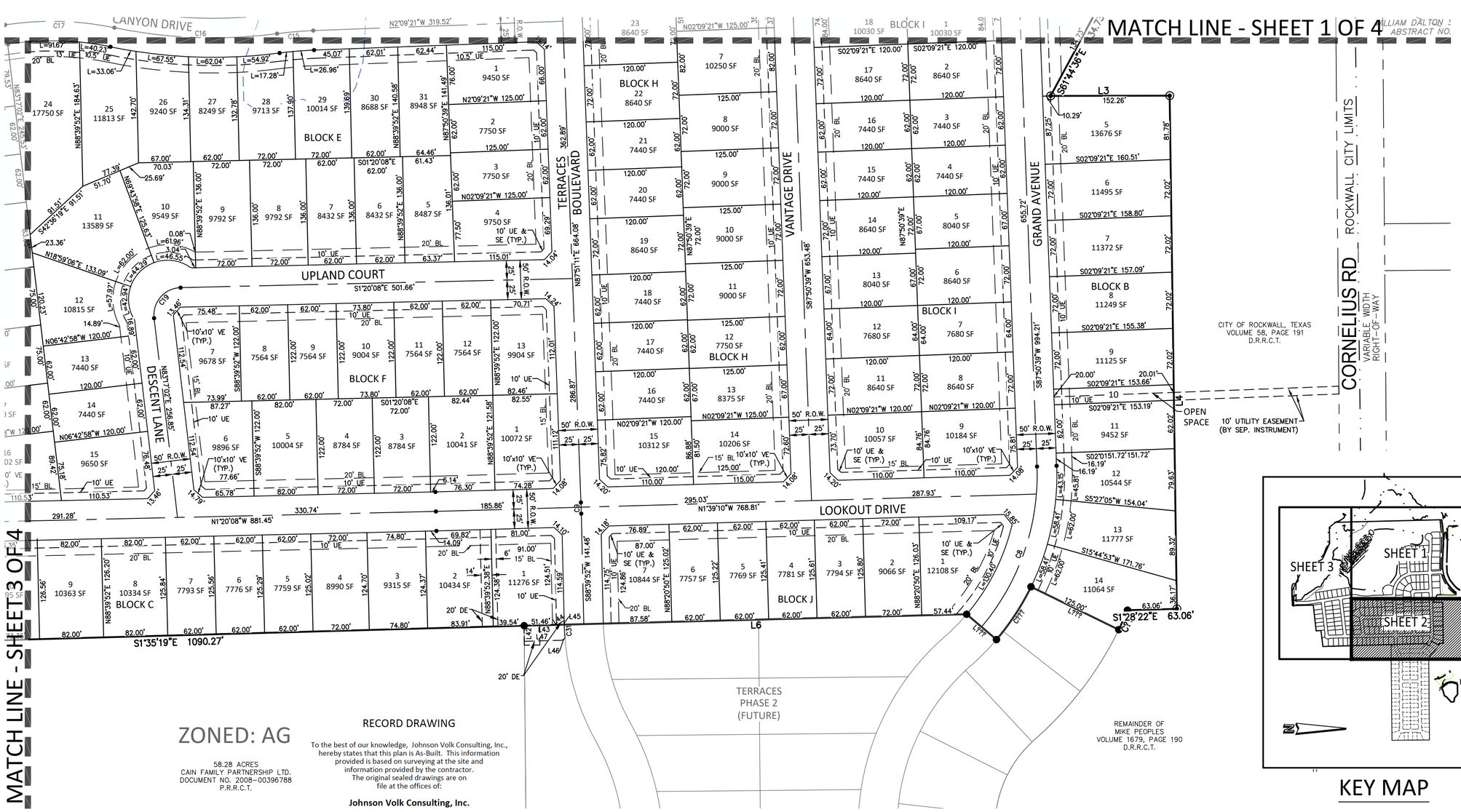
L=11.11'

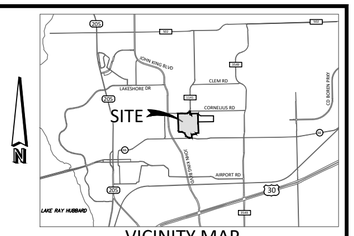
L=14.11'

L=14.14'

L=14.14'

L=14.14





ZONED: AG

58.28 ACRES
CAIN FAMILY PARTNERSHIP LTD.
DOCUMENT NO. 2008-00396788
P.R.R.C.T.

RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

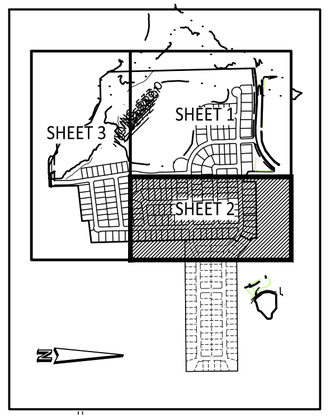
Johnson Volk Consulting, Inc.

LEGEND

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

AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



KEY MAP

100 50 0 100 200

SCALE 1" = 100'

Line Table		
Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	134.73	S61° 44' 36"E
L4	152.26	N0° 05' 20"W
L5	63.06	S1° 28' 22"E
L6	50.00	S40° 18' 38"W
L7	78.43	S5° 53' 32"E
L8	128.78	N37° 46' 31"W
L9	25.18	S2° 26' 57"E
L10	12.35	S10° 09' 37"E
L11	32.71	N76° 39' 04"E
L12	37.01	N89° 31' 25"E
L13	22.86	N89° 31' 25"E
L14	58.05	N70° 06' 41"E
L15	38.08	S18° 13' 51"W
L16	18.99	N87° 50' 39"E
L17	20.00	S76° 18' 18"E

Line Table		
Line	Length	Direction
L18	45.71	S13° 41' 42"W
L19	57.68	N13° 41' 42"E
L20	20.00	S24° 48' 17"E
L21	143.17	S65° 11' 43"W
L22	11.66	S33° 01' 11"W
L23	6.35	N33° 01' 11"E
L24	148.93	N65° 11' 43"E
L25	20.00	S31° 18' 54"E
L26	20.00	N0° 43' 37"E
L27	96.52	S89° 16' 23"E
L28	97.95	N89° 16' 23"W
L29	20.00	N36° 15' 41"E
L30	127.98	S53° 44' 19"E
L31	145.81	N53° 44' 19"W
L32	20.00	N26° 33' 15"W
L33	109.75	N63° 26' 45"E
L34	23.24	S8° 44' 19"E

Line Table		
Line	Length	Direction
L35	109.75	S63° 26' 45"W
L36	20.00	N7° 41' 24"W
L37	40.21	N82° 18' 36"E
L38	4.64	N89° 40' 19"E
L39	20.00	S0° 19' 41"E
L40	3.36	S89° 40' 19"W
L41	38.93	S82° 18' 36"W
L42	20.04	S89° 27' 29"W
L43	42.56	N1° 27' 50"W
L44	10.40	N32° 26' 12"W
L45	5.34	N88° 39' 52"E
L46	4.43	S32° 26' 12"E
L47	48.43	S1° 30' 58"E
L48	18.24	S13° 00' 30"W
L49	45.01	S89° 27' 29"W
L50	45.00	N88° 25' 00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	27.40	450.00	003°29'20"	27.40	S65° 41' 59"E
C4	80.92	325.00	014°15'57"	80.71	S56° 49' 20"E
C6	302.10	2615.00	006°37'09"	301.94	N89° 09' 35"W
C7	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C8	222.35	300.00	042°27'59"	217.30	N70° 55' 21"W
C9	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W
C10	502.65	320.00	090°00'00"	452.55	S47° 09' 21"E
C11	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W
C12	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C12	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C13	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C14	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C15	46.57	500.00	005°20'11"	46.55	S04° 49' 26"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C16	209.21	625.00	019°10'45"	208.24	N02° 05' 51"E
C17	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C18	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C19	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C20	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C21	246.01	91.79	153°33'01"	178.72	S45° 30' 40"E
C22	23.47	57.50	023°23'15"	23.31	S72° 47' 43"W
C23	23.07	50.00	026°26'08"	22.87	N27° 59' 19"W
C24	52.18	225.91	013°14'07"	52.07	S65° 18' 10"W
C25	96.91	205.91	026°57'57"	96.02	N72° 10' 05"E
C26	57.33	345.00	009°31'16"	57.26	N61° 37' 57"W
C27	20.05	525.00	002°11'18"	20.05	S03° 20' 30"E
C28	26.80	420.00	003°39'19"	26.79	S05° 26' 54"E
C29	14.16	39.52	020°31'59"	14.09	N53° 10' 45"E
C30	6.77	59.52	006°30'46"	6.76	S60° 11' 22"W

GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
8. ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.
9. ALL NON-STANDARD SIGNS, LIGHTS, AND HARDWARE ARE TO BE MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER OR HOA.
10. DETENTION POND AND FLOODPLAIN TO BE MAINTAINED BY HOA.

FINAL PLAT
TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;
94.144 ACRES OR 4,100,893 SQ. FT.
181 SINGLE FAMILY LOTS,
5 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2022-049
September 11, 2023
EXIST. ZONING: PD-93
LAND USE: SF
SHEET 2 OF 4

P2023-007

Owner:
TM TERRACES, LLC
4416 W. Lovers Lane, Ste. 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk, PE

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

MATCH LINE - SEE THIS SHEET

MATCH LINE - SHEET 2 OF 4

ZONED: AG

EXISTING PUBLIC SANITARY SEWER EASEMENT DOC. NO. 20190000004112 D.R.R.C.T.

EXISTING 12" WATERLINE EASEMENT DOC. NO. 20190000016594 P.R.R.C.T

EXISTING 30' NORTH TEXAS MUNICIPAL WATER DISTRICT OF TEXAS ESMT VOL. 54, PG. 199 D.R.R.C.T.

30' LANDSCAPE EASEMENT

30' ROW DEDICATION

APPROVED FLOODPLAIN LINE

EXISTING 30' NORTH TEXAS MUNICIPAL WATER DISTRICT OF TEXAS ESMT VOL. 54, PG. 199 D.R.R.C.T.

AVIGATION EASEMENT (RPZ) PER THIS PLAT

APPROXIMATE LIMIT PROP. 100 YR FLOODPLAIN PER MCLENDON FLOOD STUDY DATED DEC. 2022

EROSION HAZARD SETBACK

OPEN SPACE 1

M.B. JONES SURVEY, ABSTRACT NO. 122

APPROXIMATE LOCATION OF SURVEY LINE

WILLIAM DALTON SURVEY, ABSTRACT NO. 72

CANYON DRIVE

BLOCK A

BLOCK C

BLOCK D

BLOCK E

LOWLAND DRIVE

FOOTHILL ROAD

LOOKOUT DRIVE

OPEN SPACE 16

OPEN SPACE

S.H. 66 (EXISTING 60' RIGHT-OF-WAY)

N: 7029890.07
E: 2602055.22
N26°54'26"E 14,685.16' TO CITY MONUMENT #11

REMAINDER OF MICHAEL L. PEOPLES VOLUME 1081, PAGE 151 D.R.R.C.T.

1.00 ACRE HILSE S. SALINAS DOCUMENT NO. 20210000000654 P.R.R.C.T.

58.28 ACRES CAIN FAMILY PARTNERSHIP LTD. DOCUMENT NO. 2008-00396788 P.R.R.C.T.

ZONED: AG

RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

Johnson Volk Consulting, Inc.

ZONED: PD-85

MATCH LINE - SHEET 1 OF 4

MATCH LINE - SEE THIS SHEET

LOT 1, BLOCK A LADERA ROCKWALL DOCUMENT NO. 20190000016594 P.R.R.C.T.

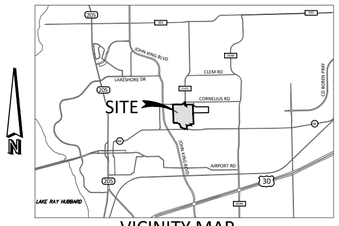
EXISTING PUBLIC SANITARY SEWER EASEMENT DOC. NO. 20190000004112 D.R.R.C.T.

APPROXIMATE LIMIT PROP. 100 YR FLOODPLAIN PER MCLENDON FLOOD STUDY DATED DEC. 2022

EROSION HAZARD SETBACK

AVIGATION EASEMENT (RPZ) UNKNOWN FILING INFO

OPEN SPACE 1



VICINITY MAP
N.T.S.

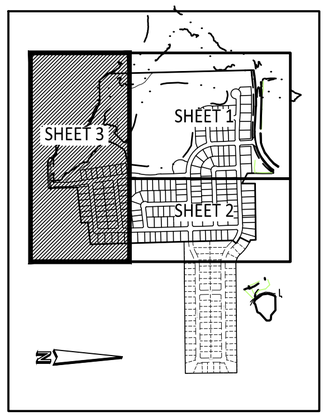
LEGEND

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

AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas

P.R.R.C.T.= Plat Records of Rockwall County, Texas



KEY MAP

SCALE 1" = 100'

FINAL PLAT
TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;
94.144 ACRES OR 4,100,893 SQ. FT.
181 SINGLE FAMILY LOTS,
5 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2022-049
April 27, 2023
EXIST. ZONING: PD-93
LAND USE: SF
SHEET 3 OF 4

P2023-007

Owner:
TM TERRACES, LLC
4416 W. Lovers Lane, Ste. 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk, PE

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

LEGAL DESCRIPTION:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of those tracts of land described in Deed to TM Terraces, LLC, as recorded in Document Nos. 2022-0000012425 and 2022-0000022185, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 in the south line of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the common north line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the common northeast corner of said TM Terraces, LLC tract and southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, with the east line of said TM Terraces, LLC tract recorded in Document No. 20220000012425, a distance of 63.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northwest corner of the above mentioned TM Terraces, LLC tract recorded in Document No. 20220000022185 at the beginning of a non-tangent curve to the right having a central angle of 03 degrees 29 minutes 20 seconds, a radius of 450.00 feet and a chord bearing and distance of South 65 degrees 41 minutes 59 seconds East, 27.40 feet;

THENCE Southeasterly, leaving said common line and with the north line of said TM Terraces, LLC tract recorded in Document No. 20220000022185, an arc distance of 27.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 26 degrees 02 minutes 41 seconds West, leaving said north line, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 14 degrees 15 minutes 57 seconds, a radius of 325.00 feet and a chord bearing and distance of South 56 degrees 49 minutes 20 seconds East, 80.71 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 80.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 40 degrees 18 minutes 38 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the common east line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and west line of said TM Terraces, LLC tract recorded in Document No. 20220000022185;

THENCE South 01 degrees 28 minutes 22 seconds East, with said common line, a distance of 566.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common southwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000022185 and northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for the southeast corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 in the west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said west line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner;

THENCE South 01 degrees 18 minutes 41 seconds East, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the north line of State Highway No. 66, a variable width right-of-way, for the common southwest corner of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and most southerly southeast corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the common south line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for the common most westerly southwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, a distance of 1,699.38 feet to the POINT OF BEGINNING and containing 94.144 acres of land, more or less.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of there respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay the same out of the escrow deposit, should the developer and/or owner fail to refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, of TM TERRACES, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

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

RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

Johnson Volk Consulting, Inc.

Owner:
TM TERRACES, LLC
4416 W. Lovers Lane, Ste. 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk, PE

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

_____ _____
Planning & Zoning Commission, Chairperson Date

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

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

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

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;
94.144 ACRES OR 4,100,893 SQ. FT.
181 SINGLE FAMILY LOTS,
5 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2022-049
March 31, 2023
EXIST. ZONING: PD-93
LAND USE: SF
SHEET 4 OF 4 *P2023-007*

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

ZONED: AG

REMAINDER OF MIKE PEOPLES VOLUME 1679, PAGE 190 D.R.R.C.T.

58.28 ACRES CAIN FAMILY PARTNERSHIP LTD. DOCUMENT NO. 2008-00396788 P.R.R.C.T.

1.00 ACRE HILSE S. SALINAS DOCUMENT NO. 20210000000654 P.R.R.C.T.

TERRACES PHASE 2

BLOCK B

BLOCK J

BLOCK C

L=27.40 R=450.00 CL=27.40 Δ=3°29'20" CB=S65°41'59"E
S1°28'22"E 63.06'

S26°02'41"W 125.00'

S40°18'38"W 50.00'

S1°28'22"E 566.49'

N1°35'19"W 1090.27'

S85°16'15"W 298.34'

OPEN SPACE LOT 16, BLOCK C 6,260 SF

S5°53'32"E 78.43'

CORNELIUS RD

VARIABLE WIDTH RIGHT-OF-WAY

ROCKWALL CITY LIMITS

OPEN SPACE LOT 10, BLOCK B 3,069 SF

CITY OF ROCKWALL, TEXAS VOLUME 58, PAGE 191 D.R.R.C.T.

N89°12'20"E 657.00'

N0°05'20"W 152.26'

S89°14'39"E 134.72'

M.B. JONES SURVEY, ABSTRACT NO. 122
WILLIAM DALTON SURVEY, ABSTRACT NO. 72

S0°29'15"E 300.96'

N89°31'25"E 37.01'

LOOKOUT DRIVE

GRAND AVENUE

VANTAGE DRIVE

TERRACES BOULEVARD

DESSERT LANE

FOOTHILL ROAD

LOVELAND DRIVE

UPLAND COURT

CANYON DRIVE

VISTA WAY

TERRACES BOULEVARD

RISING COURT

PLATEAU LANE

GRAND AVENUE

AMENITY CENTER 22705 SF

L=246.00'

20' DUE

6' TRAIL

PROPOSED POND LIMITS

GREEN'S LAKE

OPEN SPACE LOT 1, BLOCK A 1,783,348 SF

ZONED: PD-93
USE: SINGLE FAMILY

OPEN SPACE LOT 1, BLOCK B 45,778 SF

MIKE PEOPLES VOLUME 138, PAGE 106 D.R.R.C.T.

11.5' ROW DEDICATION

L=520.55 R=517.68 CL=498.90
Δ=57°36'49" CB=N64°24'40"E

F.M. 1141
(BUSINESS HIGHWAY 205)

S86°46'56"E 289.88'

L=361.57 R=2824.93 CL=361.32
Δ=7°20'00" CB=N86°53'49"E

N83°33'49"E 62.35'

RYAN S. HUDDIN AND JADA HUDDIN DOCUMENT NO. 20190000001989 D.R.R.C.T.

JESSE JOHN GRIFFITH and SARAH KRISTIN GRIFFITH DOCUMENT NO. 20170000011478 D.R.R.C.T.

ELDEN L. HAMPTON VOLUME 3127, PAGE 161 D.R.R.C.T.

RIGHT-OF-WAY EASEMENT VOL. 46, PG. 249 D.R.R.C.T.

N1°27'52"W 1699.38'

16.000 ACRES (TRACT 2) BETTY BOGARD (VOL. 5428, PG. 237) D.R.R.C.T.

ZONED: AG

LOT 1, BLOCK A LADERA ROCKWALL DOCUMENT NO. 20190000016594 P.R.R.C.T.

ZONED: PD-85

REMAINDER OF MICHAEL L. PEOPLES VOLUME 1081, PAGE 151 D.R.R.C.T.

S83°38'06"W 290.29'

OPEN SPACE LOT 23, BLOCK C 7,394 SF

S1°18'41"E 334.84'

S.H. 66
STATE HIGHWAY 66
EXISTING 60' RIGHT-OF-WAY

S89°38'42"W 241.04'

N0°05'25"W 752.77'

M.B. JONES SURVEY, ABSTRACT NO. 122
APPROXIMATE LOCATION OF SURVEY LINE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72

EX. - SS

EXISTING 12" WATERLINE EASEMENT

AWTTION EASEMENT (RPZ) (UNKNOWN FILING INFO. SCALED FROM SURVEY PLAT DRAWING)

N63°59'31"W 347.40'

N63°59'31"W 384.56'

N63°59'31"W 278.64'

N0°08'25"W 650.27'

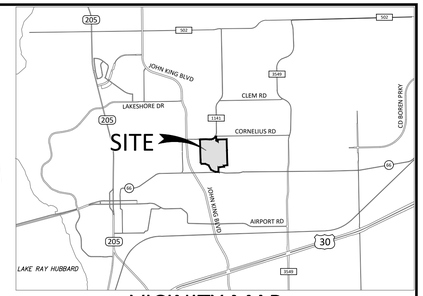
S88°32'20"W 252.79'

N37°46'31"W 92.68'

PUBLIC SANITARY SEWER EASEMENT DOC. NO. 20190000004112 D.R.R.C.T.

LOT 1, BLOCK A LADERA ROCKWALL DOCUMENT NO. 20190000016594 P.R.R.C.T.

N



VICINITY MAP
N.T.S.

LEGEND

- 6" PAVEMENT
- SIDEWALK (DEVELOPER)
- SIDEWALK (BUILDER)
- FIRE LANE
- PROPOSED SIGNAGE
- PROPOSED WATER
- PROPOSED SEWER

NOTES:
1. INTERNAL SIDEWALKS ARE 5' WIDE.
2. DISTANCE BETWEEN ADJACENT PADS IS MIN. 12'
3. PARKING AT AMENITY CENTER IS 9' X 22'

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

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

_____ _____
Planning & Zoning Commission, Chairperson

_____
Date

100 50 0 100 200
SCALE 1" = 100'

RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

Johnson Volk Consulting, Inc.

BENCHMARKS

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

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

SITE PLAN

TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;
LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;
94.144 ACRES OR 4,100,893 SQ. FT.
181 SINGLE FAMILY LOTS,
5 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
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WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2022-049

March 30, 2023
EXIST. ZONING: PD-93
LAND USE: SF

SP2023-012

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

Owner/Applicant:
TM TERRACES, LLC
4416 W. Lovers Lane, Ste. 200
Dallas, TX 75209
Phone: 214-577-1431

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

GENERAL ITEMS

1. All construction shall conform to the requirements set forth in the City of Rockwall's Engineering Department's "Standards of Design and Construction" and the "Standard Specifications for Public Works Construction" by the North Texas Central Council of Governments, 5th edition amended by the City of Rockwall. The CONTRACTOR shall reference the latest City of Rockwall standard details provided in the Rockwall Engineering Departments "Standards of Design and Construction" manual for details not provided in these plans. The CONTRACTOR shall possess one set of the NCTCOG Standard Specifications and Details and the City of Rockwall's "Standards of Design and Construction" manual on the project site at all times

2. Where any conflicting notes, details or specifications occur in the plans the City of Rockwall General Construction Notes, Standards, Details and Specifications shall govern unless detail or specification is more strict.

3. The City of Rockwall Engineering Departments "Standards of Design and Construction" can be found online at: http://www.rockwall.com/engr.asp

4. All communication between the City and the CONTRACTOR shall be through the Engineering Construction Inspector and City Engineer or designated representative only. It is the responsibility of the CONTRACTOR to contact the appropriate department for inspections that do not fall under this approved engineering plan set.

5. Prior to construction, CONTRACTOR shall have in their possession all necessary permits, plans, licenses, etc.

6. The CONTRACTOR shall have at least one original stamped and signed set of approved engineering plans and specifications on-site and in their possession at all times. A stop work order will be issued if items are not on-site. Copies of the approved plans will not be substituted for the required original "approved plans to be on-site".

7. All material submittals, concrete batch designs and shop drawings required for City review and approval shall be submitted by the CONTRACTOR to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.

8. All site dimensions are referenced to the face of curb or edge of pavement unless otherwise noted.

9. The City requires ten (10%) percent-two (2) year maintenance bond for paving, paving improvements, water systems, wastewater systems, storm sewer systems including detention systems, and associated fixtures and structures which are located within the right-of-ways or defined easements. The two (2) year maintenance bond is to state "from date of City acceptance" as the starting time.

10. A review of the site shall be conducted at twenty (20) months into the two (2) year maintenance period. The design engineer or their designated representative and the CONTRACTOR shall be present to walk the site with the City of Rockwall Engineering Inspection personnel.

EROSION CONTROL & VEGETATION

1. The CONTRACTOR or developer shall be responsible, as the entity exercising operational control, for all permitting as required by the Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ). This includes, but is not limited to, preparation of the Storm Water Pollution Prevention Plan (SWPPP), the Construction Site Notice (CSN), the Notice of Intent (NOI), the Notice of Termination (NOT) and any Notice of Change (NOC) and is required to pay all associated fees

2. Erosion control devices as shown on the erosion control plan for the project shall be installed prior to the start of land disturbing activities.

3. All erosion control devices are to be installed in accordance with the approved plans, specifications and Storm Water Pollution Prevention Plan (SWPPP) for the project. Erosion control devices shall be placed and in working order prior to start of construction. Changes are to be reviewed and approved by the design engineer and the City of Rockwall prior to implementation.

4. If the Erosion Control Plans and Storm Water Pollution Prevention Plan (SWPPP) as approved cannot appropriately control erosion and off-site sedimentation from the project, the erosion control plan and/or the SWPPP is required to be revised and any changes reported to the Texas Commission on Environmental Quality (TCEQ), when applicable.

5. All erosion control devices shall be inspected weekly by the CONTRACTOR and after all major rain events, or more frequently as dictated in the project Storm Water Pollution Prevention Plan (SWPPP). CONTRACTOR shall provide copies of inspection's reports to the engineering inspection after each inspection.

6. The CONTRACTOR shall not dispose of waste and any materials into streams, waterways or floodplains. The CONTRACTOR shall secure all excavation at the end of each day and dispose of all excess materials.

7. CONTRACTOR shall take all available precautions to control dust. CONTRACTOR shall control dust by sprinkling water or other means as approved by the City Engineer.

8. CONTRACTOR shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" (not winter rye or weeds) shall consist of 75% to 80% coverage of all disturbed areas and a minimum of one-inch (1") in height as determined by the City. No bare spots will be allowed. Re-seeding will be required in all washed areas and areas that don't grow.

9. All City right-of-ways shall be sodded if disturbed. No artificial grass is allowed in any City right-of-way and/or easements.

10. All adjacent streets/alleys shall be kept clean at all times

11. CONTRACTOR shall keep construction site clean at all times, immediately contain all debris and trash, all debris and trash shall be removed at the end of each work day, and all vegetation on the construction site 10-inches or taller in height must be cut immediately.

12. Suspension of all construction activities for the project will be enforced by the City if any erosion control requirements are not meet. Work may commence after deficiency has been rectified.

13. During construction of the project, all soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The CONTRACTOR is responsible for the temporary protection and permanent stabilization of all soil stockpiles on-site as well as borrow areas and soil intentionally transported from the

project site.

14. Where construction vehicles access routes intersect paved or public roads/alleys, construction entrances shall be installed to minimize the transport of sediment by vehicular tracking onto paved surfaces. Where sediment is transferred onto paved or public surfaces, the surface shall be immediately cleaned. Sediment shall be removed from the surface by shoveling or sweeping and transported to a sediment disposal area. Pavement washing shall be allowed only after sediment is removed in this manner.

15. All drainage inlets shall be protected from siltation, ineffective or unmaintained protection devices shall be immediately replaced and the inlet and storm system cleaned. Flushing is not an acceptable method of cleaning.

16. During all dewatering operations, water shall be pumped into an approved filtering device prior to discharge into a receiving outlet.

TRAFFIC CONTROL

1. All new Detouring or Traffic Control Plans are required to be submitted to the City for review and approval a minimum of 21 calendar days prior to planned day of implementation.

2. When the normal function of the roadway is suspended through closure of any portion of the right-of-way, temporary construction work zone traffic control devices shall be installed to effectively guide the motoring public through the area. Consideration for road user safety, worker safety, and the efficiency of road user flow is an integral element of every traffic control zone.

3. All traffic control plans shall be prepared and submitted to the Engineering Department in accordance with the standards identified in Part VI of the most recent edition of the TMUTCD. Lane closures will not occur on roadways without an approval from the Rockwall Engineering Department and an approved traffic control plan. Traffic control plans shall be required on all roadways as determined by the City Engineer or the designated representative.

4. All traffic control plans must be prepared, signed, and sealed by an individual that is licensed as a professional engineer in the State of Texas. All traffic control plans and copies of work zone certification must be submitted for review and approval a minimum of three (3) weeks prior to the anticipated temporary traffic control.

5. The CONTRACTOR executing the traffic control plan shall notify all affected property owners two (2) weeks prior to any the closures in writing and verbally.

6. Any deviation from an approved traffic control plan must be reviewed by the City Engineer or the designated representative. If an approved traffic control plan is not adhered to, the CONTRACTOR will first receive a verbal warning and be required to correct the problem immediately. If the deviation is not corrected, all construction work will be suspended, the lane closure will be removed, and the roadway opened to traffic.

7. All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended for short periods of time at the end of the workday, all temporary traffic control devices that are no longer appropriate shall be removed or covered. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure.

8. Lane closures on any major or minor arterial will not be permitted between the hours of 6:00 am to 9:00 am and 3:30 pm to 7:00 pm. Where lane closures are needed in a school area, they will not be permitted during peak hours of 7:00 am - 9:00 am and 3:00 pm to 5:00 pm. Closures may be adjusted according to the actual start-finish times of the actual school with approval by the City Engineer. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will charged one working day for each 24 hour closure of a roadway whether they are working or not.

9. No traffic signs shall be taken down without permission from the City.

10. No street/roadway will be allowed to be fully closed.

UTILITY LINE LOCATES

1. It is the CONTRACTOR's responsibility to notify utility companies to arrange for utility locates at least 48 hours prior to beginning construction. The completeness and accuracy of the utility data shown on the plans is not guaranteed by the design engineer or the City. The CONTRACTOR is responsible for verifying the depth and location of existing underground utilities prior to excavating, trenching, or drilling and shall be required to take any precautionary measures to protect all lines shown and or any other underground utilities not on record or not shown on the plans.

2. The CONTRACTOR shall be responsible for damages to utilities

3. CONTRACTOR shall adjust all City of Rockwall utilities to the final grades.

4. All utilities shall be placed underground.

5. CONTRACTOR shall be responsible for the protection of all existing main lines and service lines crossed or exposed by construction operations. Where existing mains or service lines are cut, broken or damaged, the CONTRACTOR shall immediately make repairs to or replace the entire service line with same type of original construction or better. The City of Rockwall can and will intervene to restore service if deemed necessary and charge the CONTRACTOR for labor, equipment, material and loss of water if repairs aren't made in a timely manner by the CONTRACTOR.

6. The City of Rockwall (City utilities) is not part of the Dig Tess or Texas one Call - 811 - line locate system. All City of Rockwall utility line locates are to be scheduled with the City of Rockwall Service Center. 972-771-7730. A 48-hour advance notice is required for all non-emergency line locates.

7. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria: No more than 500 linear feet of trench may be opened at one time. Material used for backfilling trenches shall be properly compacted to 95% standard density in order to minimize erosion, settlement, and promote stabilization that the geotechnical engineer recommends. Applicable safety regulations shall be complied with.

11. This plan details pipes up to 5 feet from the building. Refer to the building plans for building connections. CONTRACTOR shall supply and install pipe adapters as necessary.

12. All underground lines shall be installed, inspected, and approved prior to backfilling.

13. All concrete encasement shall have a minimum of 28 days compressive strength at 3,000 psi (min. 5.5 sack mix).

WATER LINE NOTES

1. The CONTRACTOR shall maintain existing water service at all times during construction.

2. Proposed water lines shall be AWWA C900-16 PVC Pipe (blue in color) for all sizes, DR 14 (PC 305) for pipeline sizes 12-inch and smaller, and DR 18 (PC 235) for 14-inch and larger water pipelines unless otherwise shown on water plan and profiles sheets. Proposed water lines shall be constructed with minimum cover of 4 feet for 6-inch through 8-inch, 5 feet for 12-inch through 18-inch and 6 feet for 20-inch and larger.

3. Proposed water line embedment shall be NCTCOG Class 'B-3' as amended by the City of Rockwall's engineering standards of design and construction manual.

4. CONTRACTOR shall coordinate the shutting down of all water lines with the City of Rockwall Engineering Inspector and Water Department. The City shall operate all water valves. Allow 5 business days from the date of notice to allow City personnel time to schedule a shut down. Two additional days are required for the CONTRACTOR to notify residents in writing of the shut down after the impacted area has been identified. Water shut downs impacting businesses during their normal operation hours is not allowed. CONTRACTOR is required to coordinate with the Rockwall Fire Department regarding any fire watch requirements as well as any costs incurred when the loss of fire protection to a structure occurs.

5. CONTRACTOR shall furnish and install gaskets on water lines between all dissimilar metals and at valves (both existing and proposed).

6. All fire hydrants and valves removed and salvaged shall be returned to the City of Rockwall Municipal Service Center.

7. Blue EMS pads shall be installed at every change in direction, valve, curb stop and service tap on the proposed water line and every 250'.

8. All water valve hardware and valve extensions, bolts, nuts and washers shall be 316 stainless steel.

9. All fire hydrants bolts, nuts and washers that are buried shall be 316 stainless steel.

10. Abandoned water lines to remain in place shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product. Valves to be abandoned in place shall have any extensions and the valve box removed and shall be capped in concrete.

11. All fire hydrants will have a minimum of 5 feet of clearance around the appurtenance including but not limited to parking spaces and landscaping.

12. All joints are to be megalug joints with thrust blocking.

13. Water and sewer mains shall be kept 10 feet apart (parallel) or when crossing 2 feet vertical clearance.

14. CONTRACTOR shall maintain a minimum of 4 feet of cover on all water lines.

15. All domestic and irrigation services are required to have a testable backflow device with a double check valve installed per the City of Rockwall regulations at the property line and shown on plans.

WASTEWATER LINE NOTES

1. The CONTRACTOR shall maintain existing wastewater service at all times during construction.

2. Wastewater line for 4-inch through 15-inch shall be Green PVC - SDR 35 (ASTM D3034) [less 10 ft cover] and SDR 26 (ASTM D3034) [10 ft or more cover]. For 18-inch and lager wastewater line shall be Green PVC - PS 46 (ASTM F679) [less 10 ft cover] and PS 115 (ASTM F679) [10 ft or more cover]. No services will be allowed on a sanitary sewer line deeper than 10 feet.

3. Proposed wastewater line embedment shall be NCTCOG Class 'H' as amended by the City of Rockwall's public works standard design and construction manual.

4. Green EMS pads shall be installed at every 250', manhole, clean out and service lateral on proposed wastewater lines.

5. CONTRACTOR shall CCTV all existing wastewater lines that are to be abandoned to ensure that all laterals are accounted for and transferred to proposed wastewater lines prior to abandonment.

6. All abandoned wastewater and force main lines shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product.

7. Existing manholes and cleanouts not specifically called to be relocated shall be adjusted to match final grades.

8. All wastewater pipes and public services shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth

(20th) month of the maintenance period.

9. All manholes (public or private) shall be fitted with inflow prevention. The inflow prevention shall conform to the measures called out in standard detail R-5031.

10. All new or existing manholes being modified shall have corrosion protection being Raven Liner 405 epoxy coating, ConShield, or approved equal.. Consheild must have terracotta color dye mixed in the precast and cast-in-place concrete. Where connections to existing manholes are made the CONTRACTOR shall rehab manhole as necessary and install a 125 mil thick coating of Raven Liner 405 or approved equal.

11. All new or existing manholes that are to be placed in pavement shall be fitted with a sealed (gasketed) rim and cover to prevent inflow.

12. If an existing wastewater main or trunk line is called out to be replaced in place a wastewater bypassing pump plan shall be required and submitted to the Engineering Construction Inspector and City Engineer for approval prior to implementation. Bypass pump shall be fitted with an auto dialer and conform to the City's Noise Ordinance. Plan shall be to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.

13. CONTRACTOR shall maintain a minimum of 4 feet of cover on all wastewater lines.

DEMOLITION, REMOVAL, DISPOSAL AND EXCAVATION NOTES

1. All pavements to be removed and replaced shall be saw cut to full depth along neat squared lines shown in the plans.

2. Proposed concrete pavement shall be constructed with longitudinal butt construction joints at all connections to existing concrete pavement.

3. All public concrete pavement to be removed and replaced shall be full panel replacement, 1-inch thicker and on top of 6-inch thick compacted flexbase.

4. No excess excavated material shall be deposited in low areas or along natural drainage ways without written permission from the affected property owner and the City of Rockwall. No excess excavation shall be deposited in the City Limits without a permit from the City of Rockwall. If the CONTRACTOR places excess

materials in these areas without written permission, the CONTRACTOR will be responsible for all damages resulting from such fill and shall remove the material at their own cost.

PAVING AND GRADING

1. All detention systems are to be installed and verified for design compliance along with the associated storm sewer and outflow structures, prior to the start of any paving operations (including building foundations). Erosion protection shall be placed at the pond outflow structures, silt fence along the perimeter of the pond along with any of the associated erosion BMPs noted on the erosion control plan, and the sides and bottom of the detention system shall have either sod or anchored seeded curlex installed prior to any concrete placement.

2. All paving roadway, driveways, fire lanes, drive-isles, parking, dumpster pads, etc. sections shall have a minimum thickness, strength, reinforcement, joint type, joint spacing and subgrade treatment shall at a minimum conform to the City standards of Design and Construction and table below.

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

3. Reinforcing steel shall be tied (100%). Reinforcing steel shall be set on plastic chairs. Bar laps shall be minimum 30 diameters. Sawed transverse dummy joints shall be spaced every 15 feet or 1.25 time longitudinal butt joint spacing whichever is less. Sawing shall occur within 5 to 12 hours after the pour, including sealing. Otherwise, the section shall be removed and longitudinal butt joint constructed.

4. No sand shall be allowed under any paving.

5. All concrete mix design shall be submitted to the City for review and approval prior to placement.

6. Fly ash may be used in concrete pavement locations provided that the maximum cement reduction does not exceed 20% by weight per C.Y. of concrete. The fly ash replacement shall be 1.25 lbs. per 1.0 lb. cement reduction.

7. All curb and gutter shall be integral (monolithic) with the pavement.

8. All fill shall be compacted by sheep's foot roller to a minimum 95% standard proctor. Maximum loose lift for compaction shall be 8 inches. All lifts shall be tested for density by an independent laboratory. All laboratory compaction reports shall be submitted to the City Engineering Construction Inspector once results are received. All reports will be required prior to final acceptance.

9. All concrete compression tests and soil compaction/density tests are required to be submitted to the City's Engineering Inspector immediately upon results.

10. All proposed sidewalks shall include barrier free ramps at intersecting streets, alleys, etc. Barrier free ramps (truncated dome plate in Colonial or brick red color) shall meet current City and ADA requirements and be approved by the Texas Department of Licensing and Regulation (TDLR).

11. All public sidewalks shall be doweled into pavement where it abuts curbs and driveways. Expansion joint material shall be used at these locations.

12. All connection of proposed concrete pavement to existing concrete pavement shall include a longitudinal butt joint as the load transfer device. All longitudinal butt joints shall be clean, straight and smooth (not jagged in appearance)

13. Cracks formed in concrete pavement shall be repaired or removed by the CONTRACTOR at the City's discretion. CONTRACTOR shall replace existing concrete curbs, sidewalk, paving, a gutters as indicated on the plans and as necessary to connect to the existing infrastructure, including any damage caused by the CONTRACTOR.

14. All residential lots will require individual grading plans submitted during the building permit process that correspond with the engineered grading and drainage area plans.

15. Approval of this plan is not an authorization to grade adjacent properties when the plans or field conditions warrant off-site grading. Written permission must be obtained and signed from the affected property owner(s) and temporary construction easements may be required. The written permission shall be provided to the City as verification of approval by the adjacent property owner(s). Violation of this requirement will result in suspension of all work at the job site until issue has been rectified.

16. All cut or fill slopes of non-paved areas shall be a maximum of 4:1 and minimum of 1%.

17. CONTRACTOR agrees to repair any damage to property and the public right-of-way in accordance with the City Standards of Design and Construction.

18. CONTRACTOR shall protect all monuments, iron pins/rods, and property corners during construction.

19. CONTRACTOR shall ensure positive drainage so that runoff will drain by gravity flow to new or existing drainage inlets or sheet flow per these approved plans.

DRAINAGE / STORM SEWER NOTES

1. The CONTRACTOR shall maintain drainage at all times during construction. Ponding of water in streets, drives, trenches, etc. will not be allowed. Existing drainage ways shall not be blocked or removed unless explicitly stated in the plans or written approval is given by the City.

2. All structural concrete shall be 4200 psi compressive strength at 28 days minimum 7.0 sack mix, air entrained, unless noted otherwise. Fly ash shall not be allowed in any structural concrete.

3. Proposed storm sewer embedment shall be NCTCOG Class 'B' as amended by the City of Rockwall's Engineering Department Standards of Design and Construction Manual.

4. All public storm pipe shall be a minimum of 18-inch reinforced concrete pipe (RCP), Class III, unless otherwise noted.

5. All storm pipe entering structures shall be grouted to assure connection at the structure is watertight.

6. All storm structures shall have a smooth uniform poured mortar invert from invert in to invert out.

7. All storm sewer manholes in paved areas shall be flush with the paving grade, and shall have traffic bearing ring and covers.

8. All storm sewer pipes and laterals shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20th) month of the maintenance period.

RETAINING WALLS

1. All retaining walls, regardless of height, will be reviewed and approved by the City Engineering Department

2. All retaining walls (including foundation stem walls), regardless of height, will be constructed of rock/stone/brick or rock/stone/brick faced. No smooth concrete walls are allowed. Wall materials shall be the same for all walls on the project.

3. All portions, including footings, tie-backs, and drainage backfill, of the wall shall be on-site and not encroach into any public easements or right-of-way. The entire wall shall be in one lot and shall not be installed along a lot line.

4. All walls 3 feet and taller will be designed and signed/sealed by a registered professional engineer in the State of Texas. The wall design engineer is required to inspect the wall construction and supply a signed/sealed letter of wall construction compliance to the City of Rockwall along with wall as-builts prior to City Engineering acceptance.

5. No walls are allowed in detention easements. A variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission with appeals being heard by the City Council.

FINAL ACCEPTANCE AND RECORD DRAWINGS/AS-BUILTS

1. Final Acceptance shall occur when all the items on the Checklist for Final Acceptance have been completed and signed-off by the City. An example of the checklist for final acceptance has been included in the Appendix of the Standards of Design and Construction. Items on the checklist for final acceptance will vary per project and additional items not shown on the check list may be required.

2. After improvements have been constructed, the developer shall be responsible for providing to the City "As-Built" or "Record Drawings". The Design Engineer shall furnish all digital files of the project formatted in Auto Cad 14, or 2000 format or newer and Adobe Acrobat (.pdf) format with a CD-ROM disk or flash drive. The disk or drive shall include a full set of plans along with any landscaping, wall plans, and details sheets.

3. Submit 1-set of printed drawings of the "Record Drawings" containing copies of all sheets to the Engineering Construction Inspector for the project. The printed sheets will be reviewed by the inspector PRIOR to producing the "Record Drawing" digital files on disk or flash drive. This will allow any revisions to be addressed prior to producing the digital files.

4. Record Drawing Disk drawings shall have the Design Engineers seal, signature and must be stamped and dated as "Record Drawings" or "As Built Drawings" on all sheets.

5. The City of Rockwall will not accept any Record Drawing disk drawings which include a disclaimer. A disclaimer shall not directly or indirectly state or indicate that the design engineer or the design engineer's surveyor/surveyors did not verify grades after construction, or that the Record Drawings were based solely on information provided by the construction contractor/contractors. Any Record Drawings which include like,or similar disclaimer verbiage will not be accepted by the City of Rockwall.

6. Example of Acceptable Disclaimer: "To the best of our knowledge ABC Engineering, Inc., hereby states that, this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor."

RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

Johnson Volk Consulting, Inc.

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

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

GENERAL NOTES

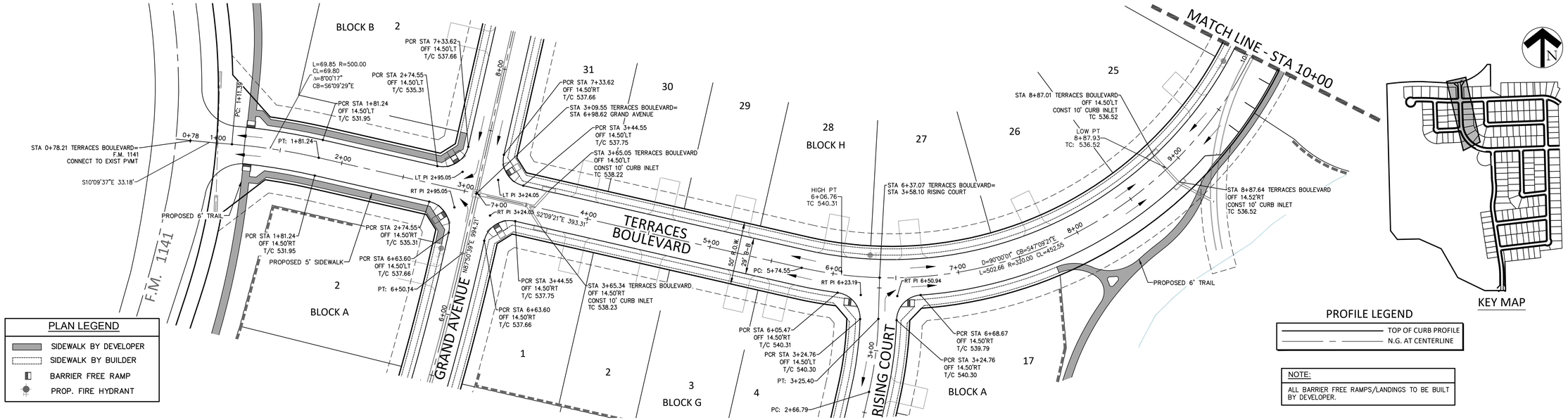
THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

01/19/2023

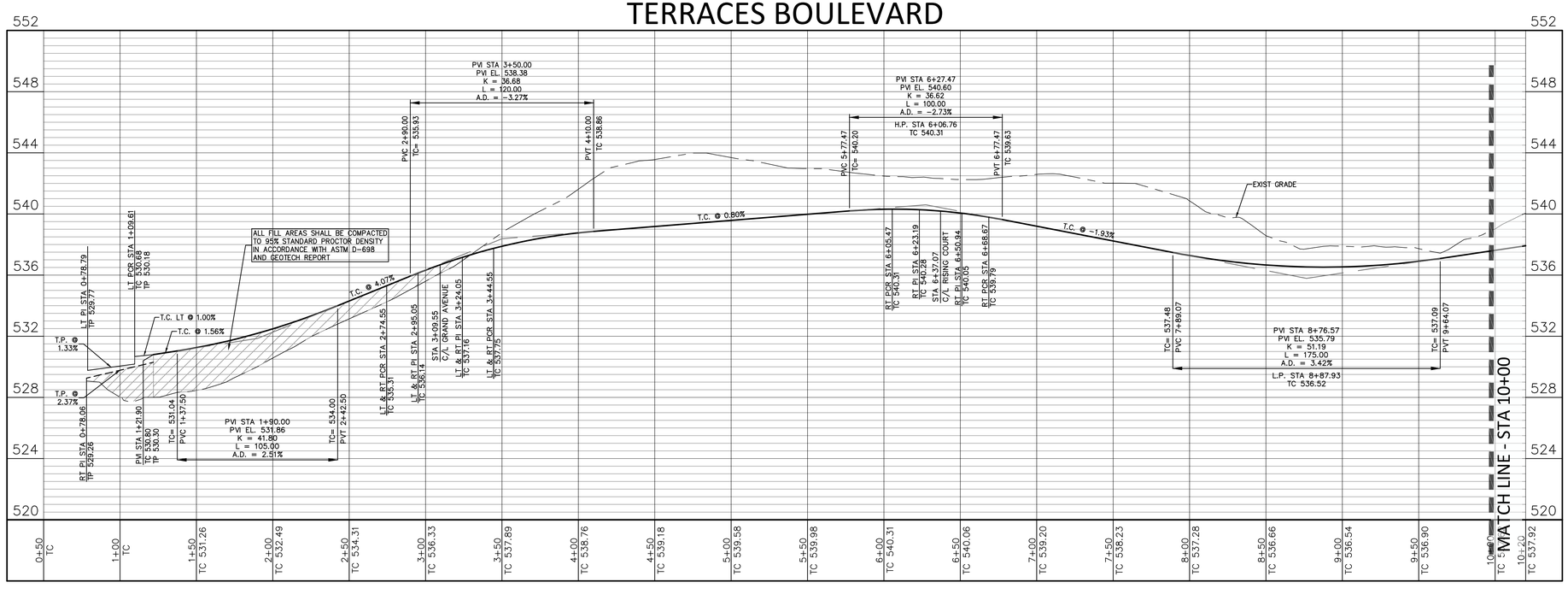
SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 2215

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TERRACES BOULEVARD



RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

Johnson Volk Consulting, Inc.

BENCHMARKS

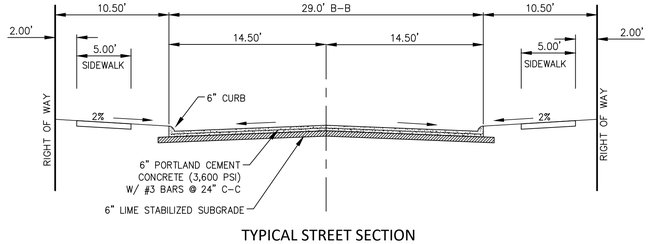
CITY OF ROCKWALL MONUMENT NO. COR-10:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.
ELEVATION = PLAN 521.61' FIELD 521.57'

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

CAUTION!!!
EXISTING UTILITIES

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

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



TYPICAL STREET SECTION
N.T.S.

SCALE: 1" = 40' (H) 1" = 4' (V)
One Inch
SCALE 1" = 40'

JVC No 2215

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

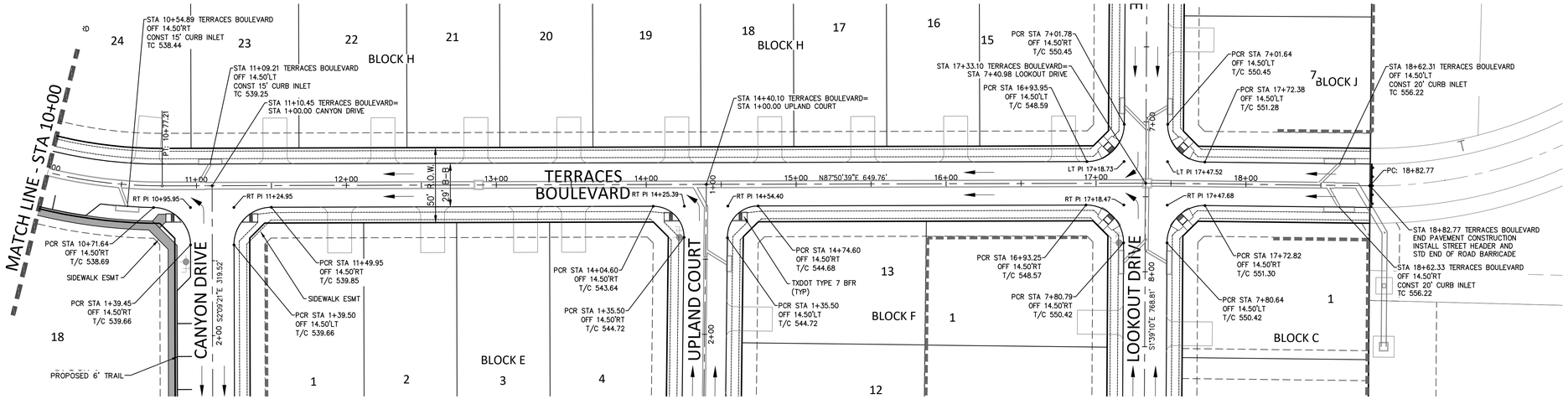
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ROCKWALL COUNTY, TEXAS

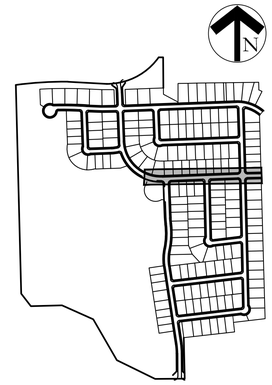
PAVING PLAN & PROFILE - TERRACES BOULEVARD - SHEET 1 OF 2

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
03/08/2023

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J:\civil 3d projects\mp - michael joyce properties\2215 - valls green\jvc plans\dwg\sheets\construction plans\phase 1\2215 - paving - 2.dwg





NOTE:

ALL BARRIER FREE RAMPS/LANDINGS TO BE BUILT BY DEVELOPER.

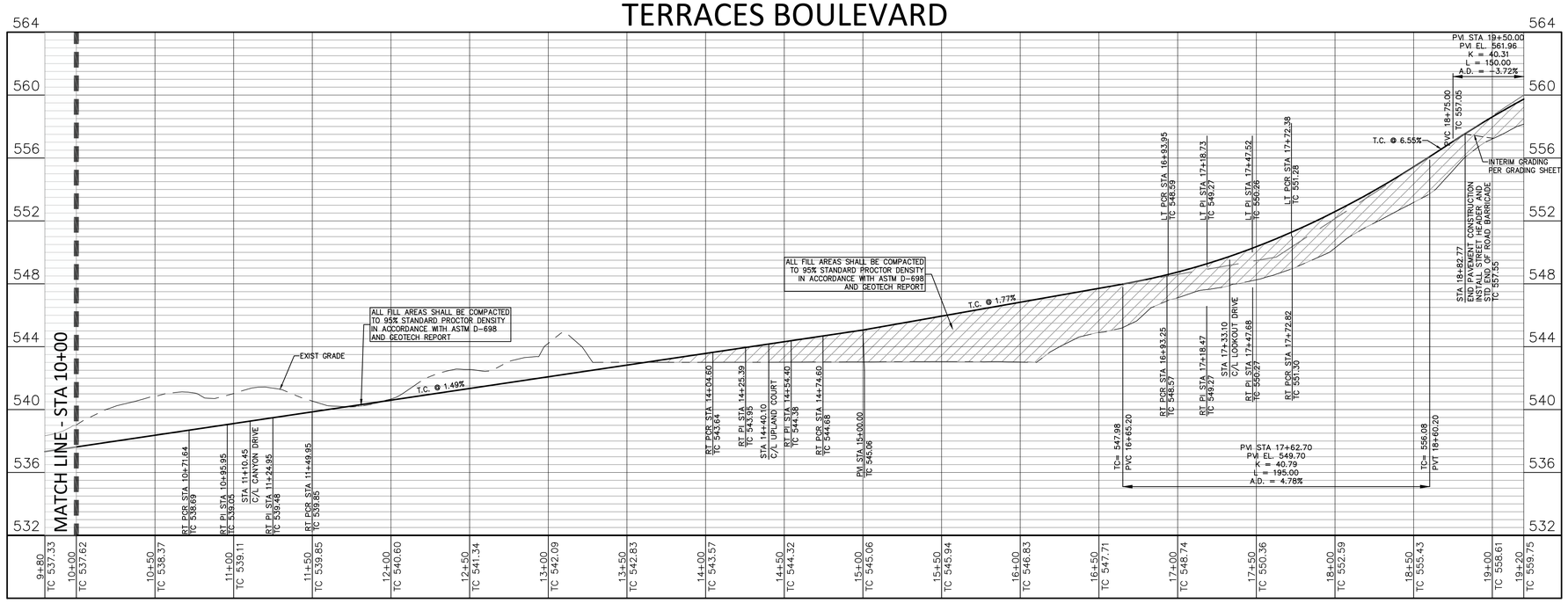
PLAN LEGEND

- SIDEWALK BY DEVELOPER
- SIDEWALK BY BUILDER
- BARRIER FREE RAMP
- PROP. FIRE HYDRANT

PROFILE LEGEND

- TOP OF CURB PROFILE
- N.G. AT CENTERLINE

TERRACES BOULEVARD



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BENCHMARKS

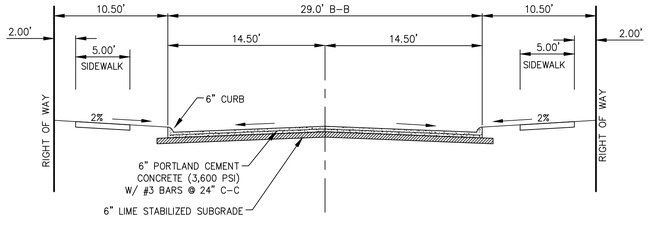
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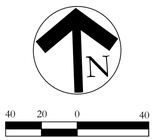
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TYPICAL STREET SECTION
N.T.S.



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

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING PLAN & PROFILE - TERRACES BOULEVARD - SHEET 2 OF 2

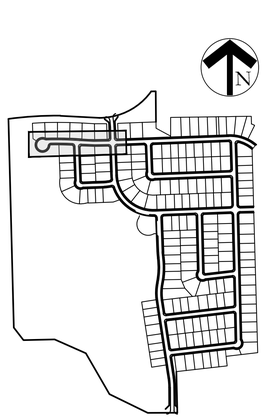
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
03/08/2023

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 2215

9

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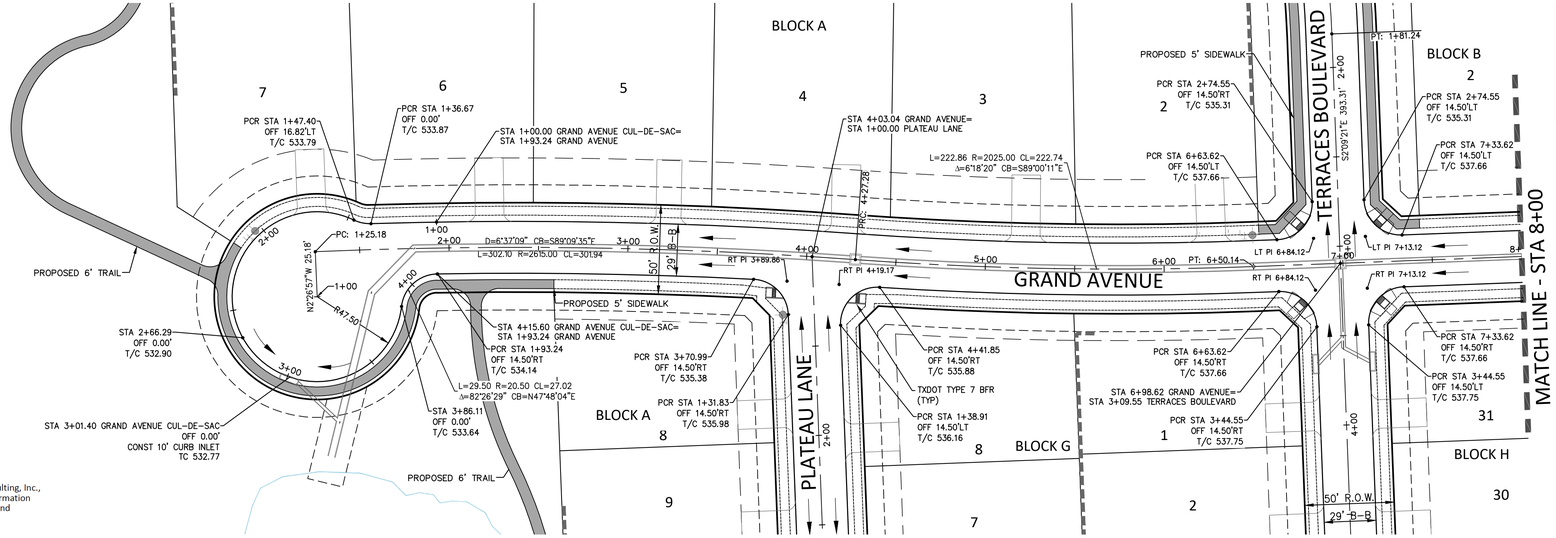


KEY MAP

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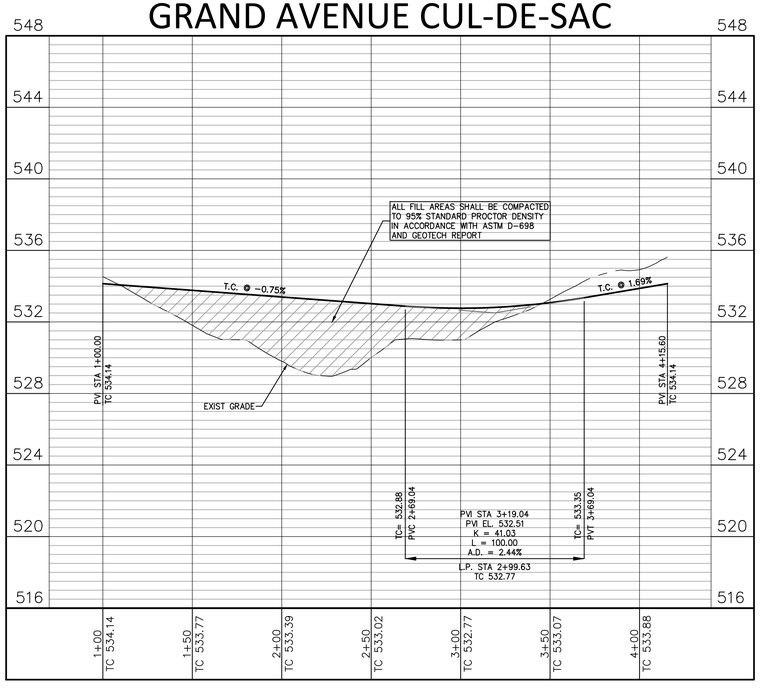
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- BARRIER FREE RAMP
- PROP. FIRE HYDRANT

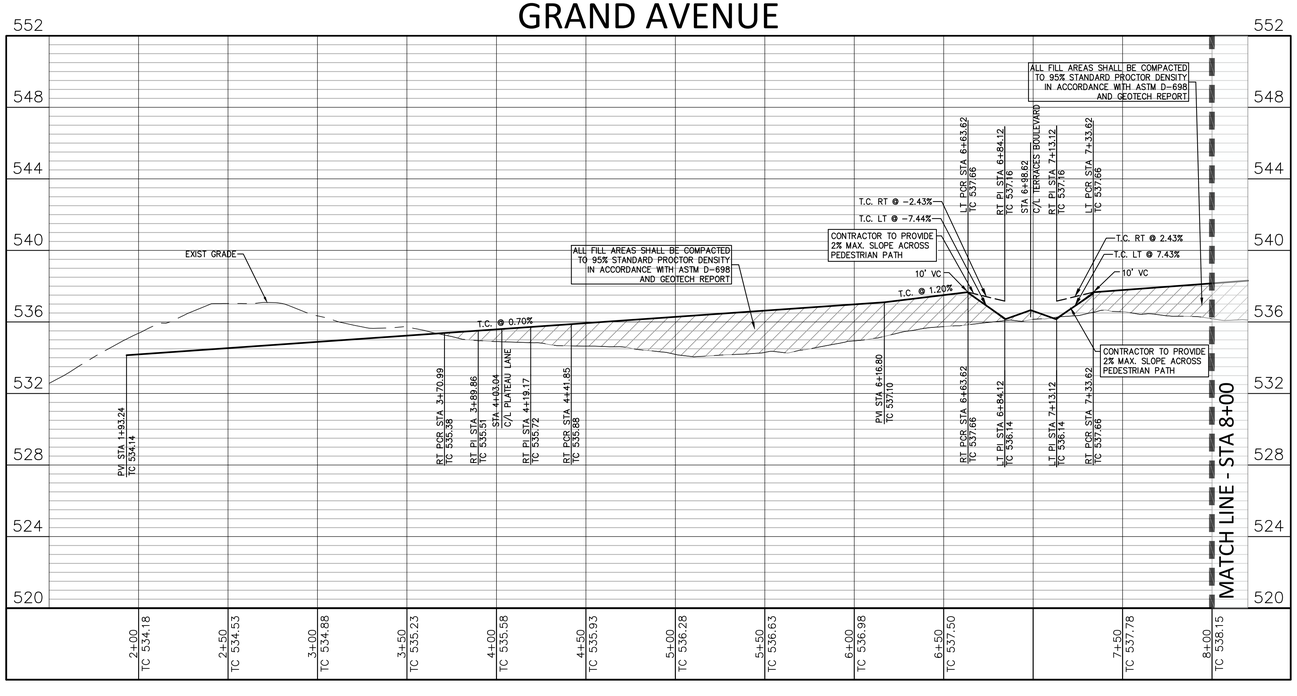
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GRAND AVENUE CUL-DE-SAC



GRAND AVENUE



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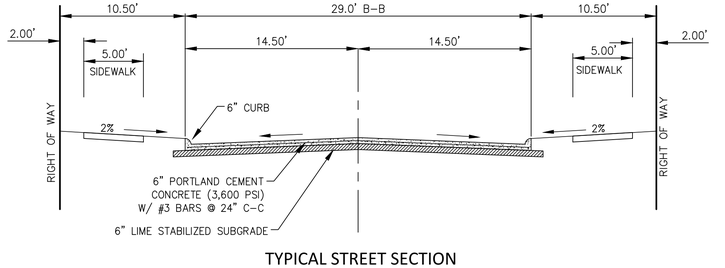
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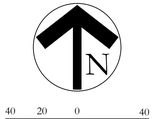
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PROFILE LEGEND

- TOP OF CURB PROFILE
- N.G. AT CENTERLINE



TYPICAL STREET SECTION
N.T.S.



1	
2	
3	
4	

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TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING PLAN & PROFILE - GRAND AVENUE
CUL-DE-SAC & GRAND AVENUE

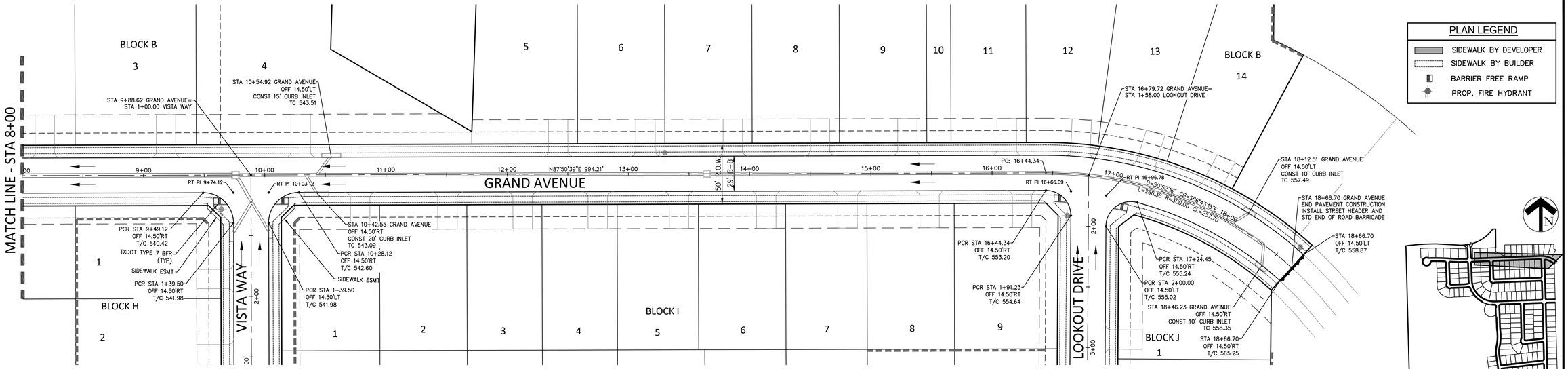
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER
03/08/2023

SCALE:
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One Inch

JVC No 2215

10

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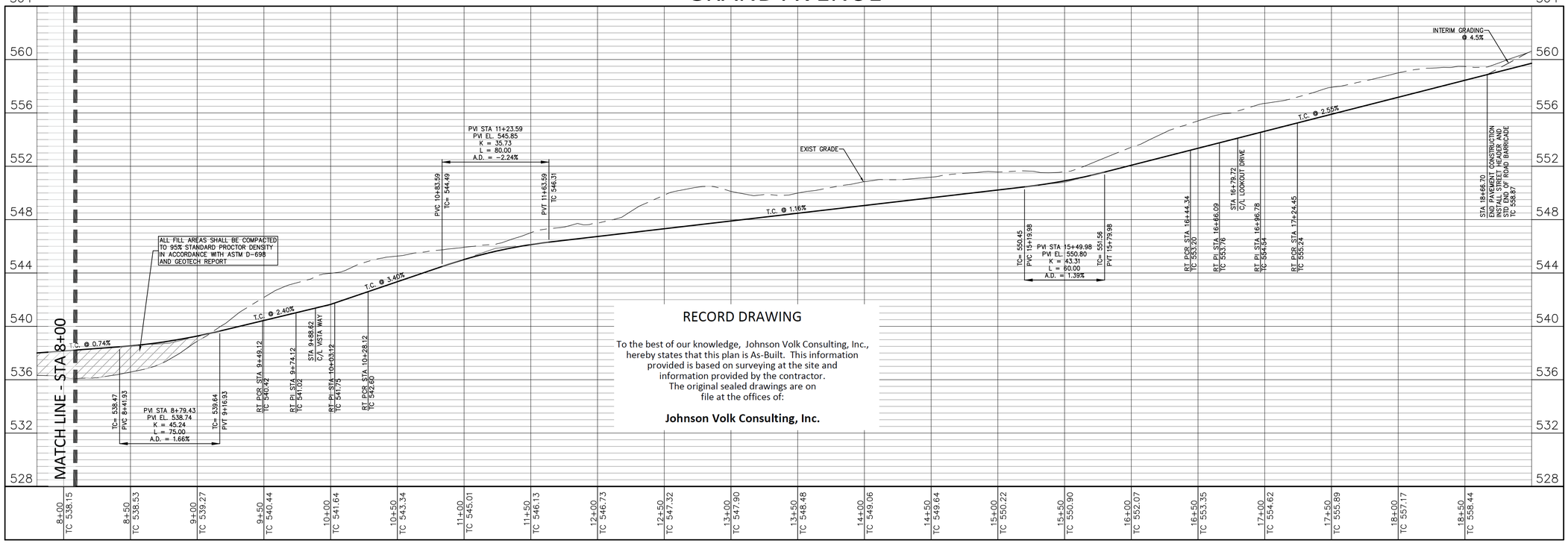


PLAN LEGEND

- SIDEWALK BY DEVELOPER
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KEY MAP

GRAND AVENUE



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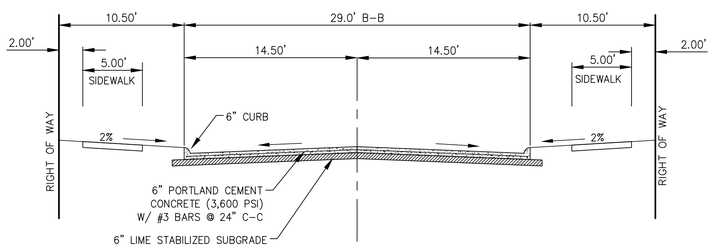
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TYPICAL STREET SECTION
N.T.S.

N

40 20 0 40
SCALE 1" = 40'

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TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING PLAN & PROFILE - GRAND AVENUE

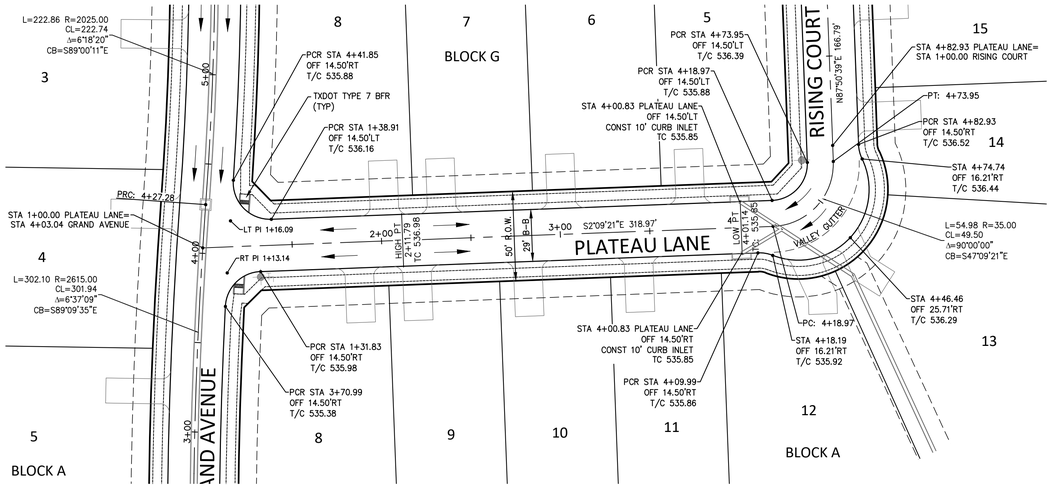
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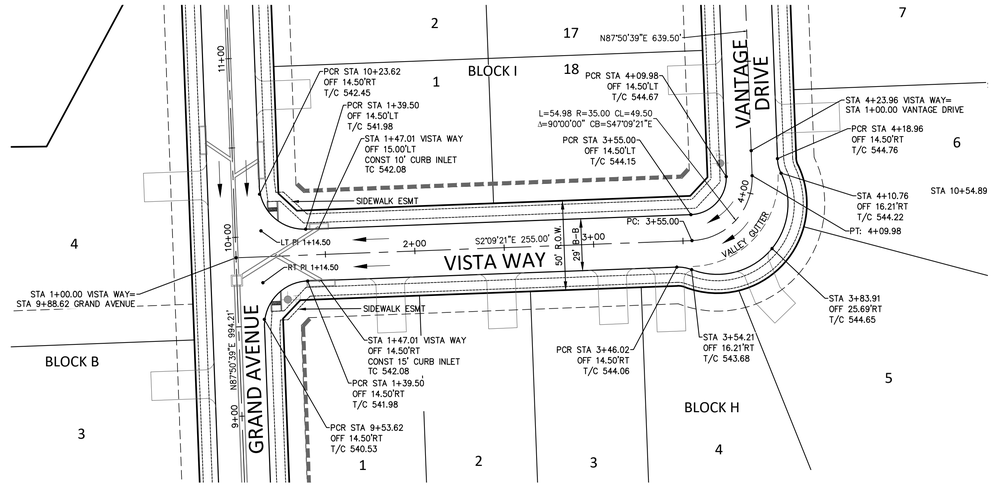
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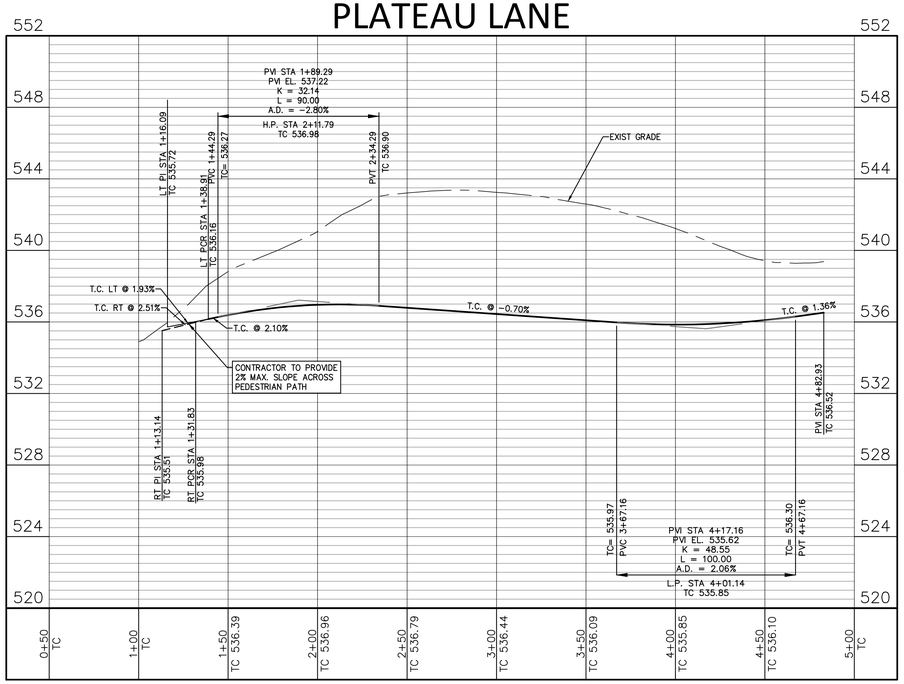




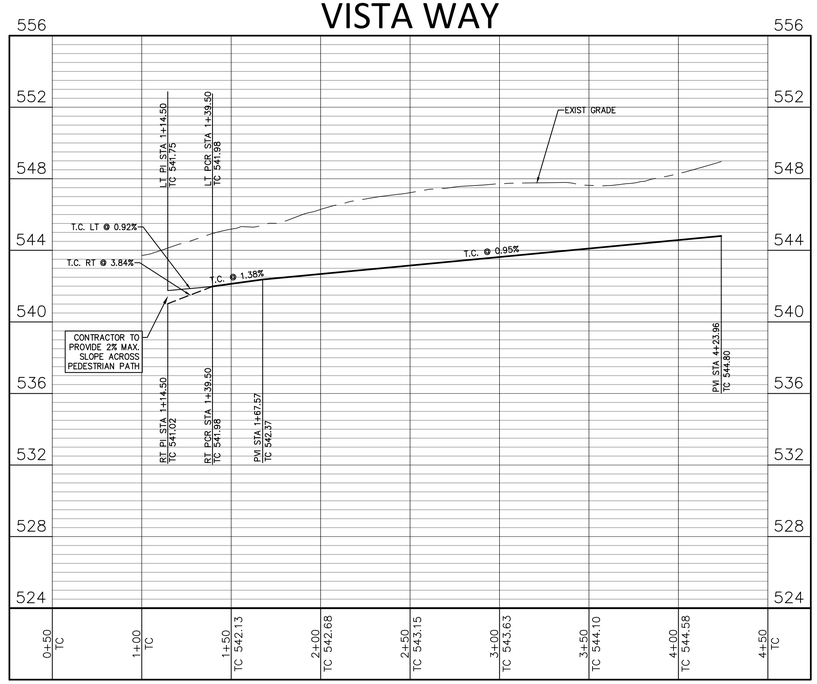
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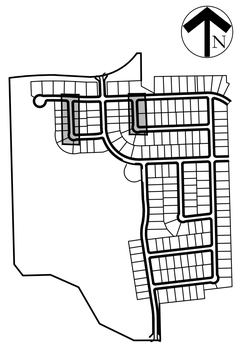
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PLATEAU LANE



VISTA WAY





KEY MAP

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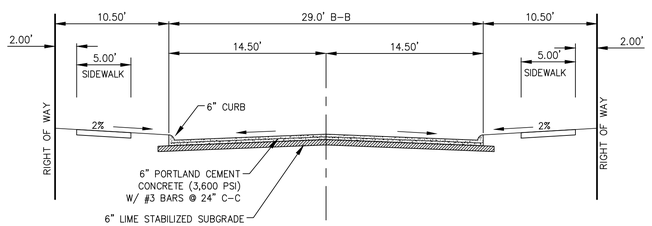
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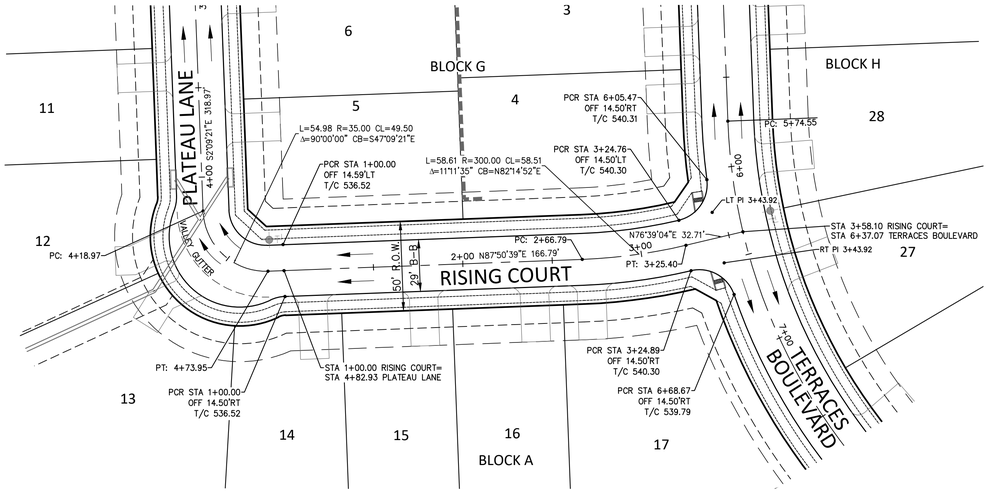
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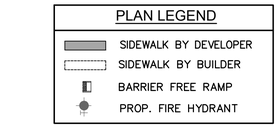
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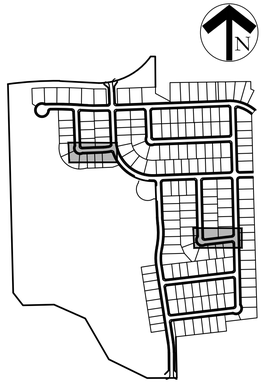
TYPICAL STREET SECTION
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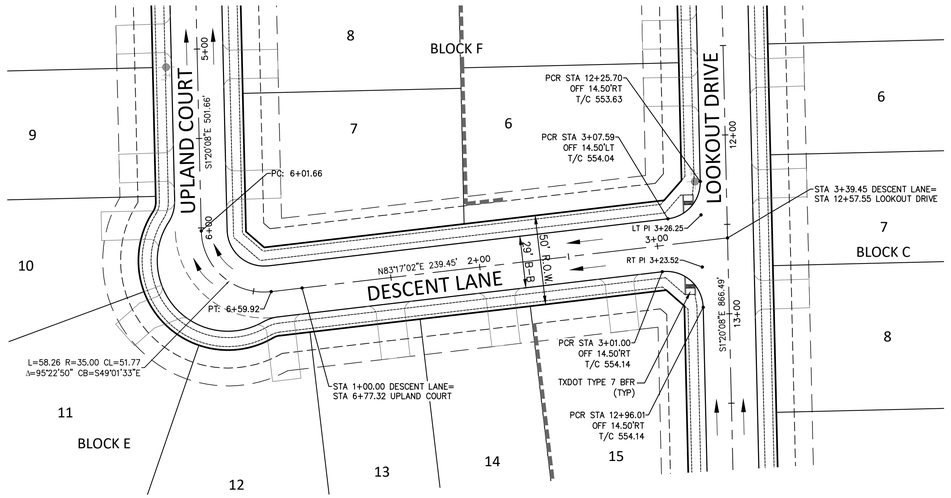




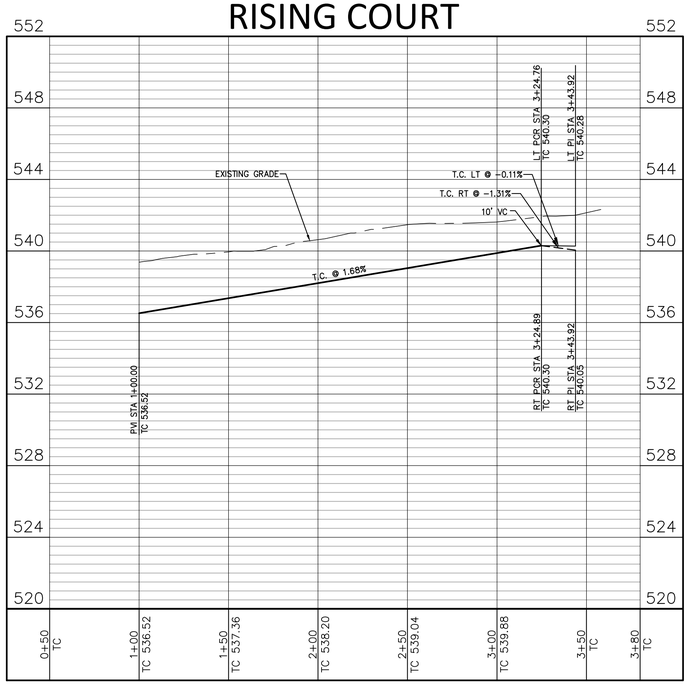


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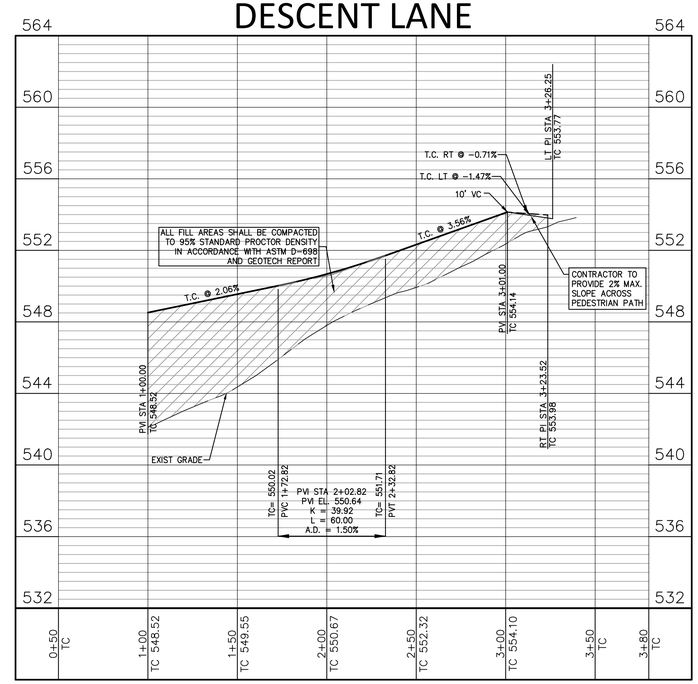




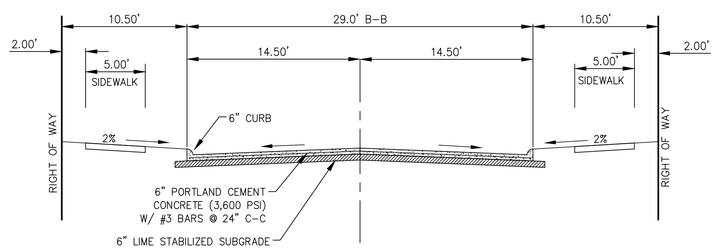
RISING COURT



DESCENT LANE



PROFILE LEGEND
TOP OF CURB PROFILE
N.G. AT CENTERLINE



TYPICAL STREET SECTION
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TERRACES
CITY OF ROCKWALL
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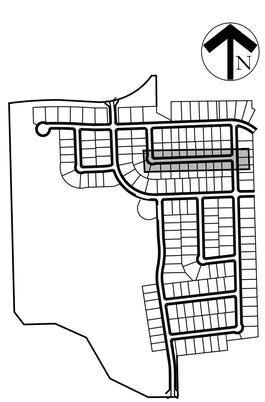
PAVING PLAN & PROFILE - RISING COURT & DESCENT LANE

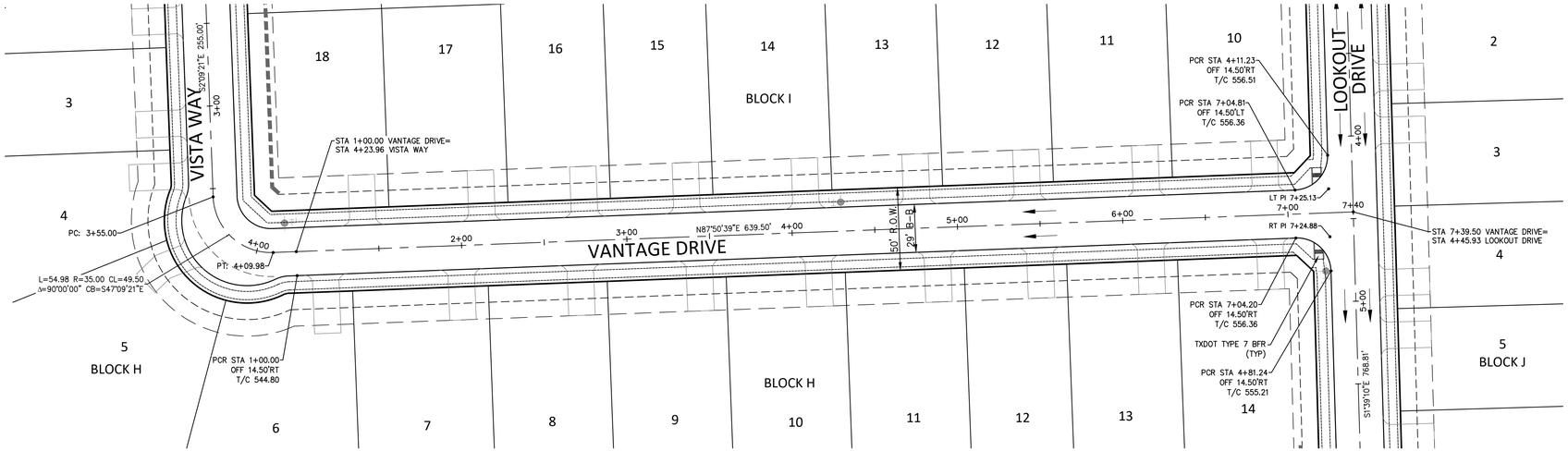
STATE OF TEXAS
THOMAS K. DATON
91751
LICENSED PROFESSIONAL ENGINEER
03/08/2023

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 2215

13

J:\civil 3d projects\mip - michael joyce properties\2215 - valla green\jvc plans\dwg\sheets\construction plans\phase 1\2215 - paving - 1.dwg





PLAN LEGEND

- SIDEWALK BY DEVELOPER
- SIDEWALK BY BUILDER
- BARRIER FREE RAMP
- PROP. FIRE HYDRANT

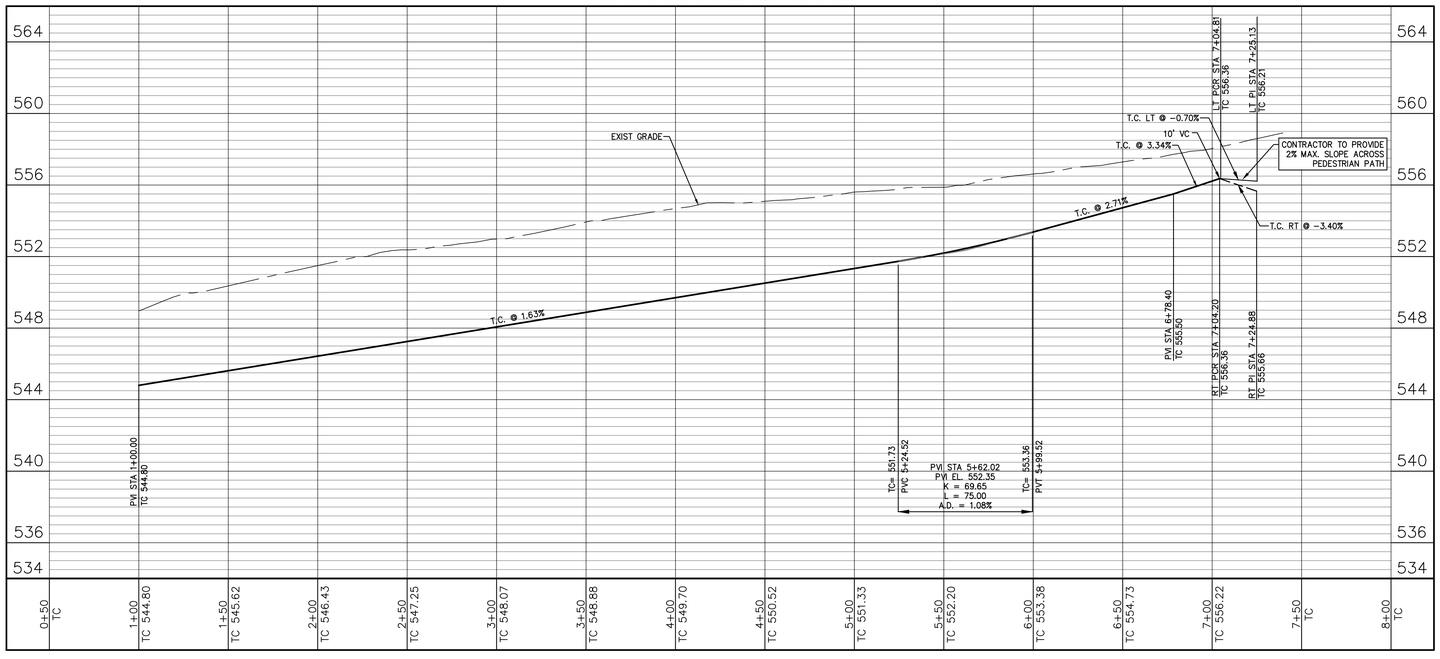
NOTE:

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PROFILE LEGEND

- TOP OF CURB PROFILE
- N.G. AT CENTERLINE

VANTAGE DRIVE



RECORD DRAWING

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BENCHMARKS

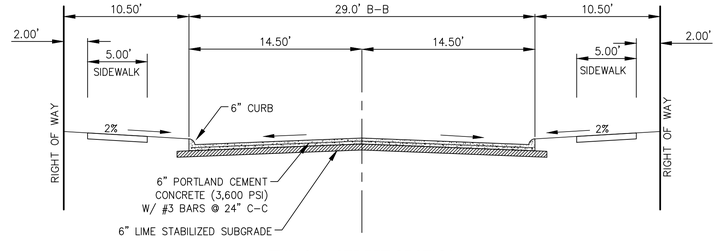
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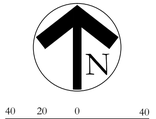
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TYPICAL STREET SECTION
N.T.S.



1	
2	
3	
4	

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TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING PLAN & PROFILE - VANTAGE DRIVE

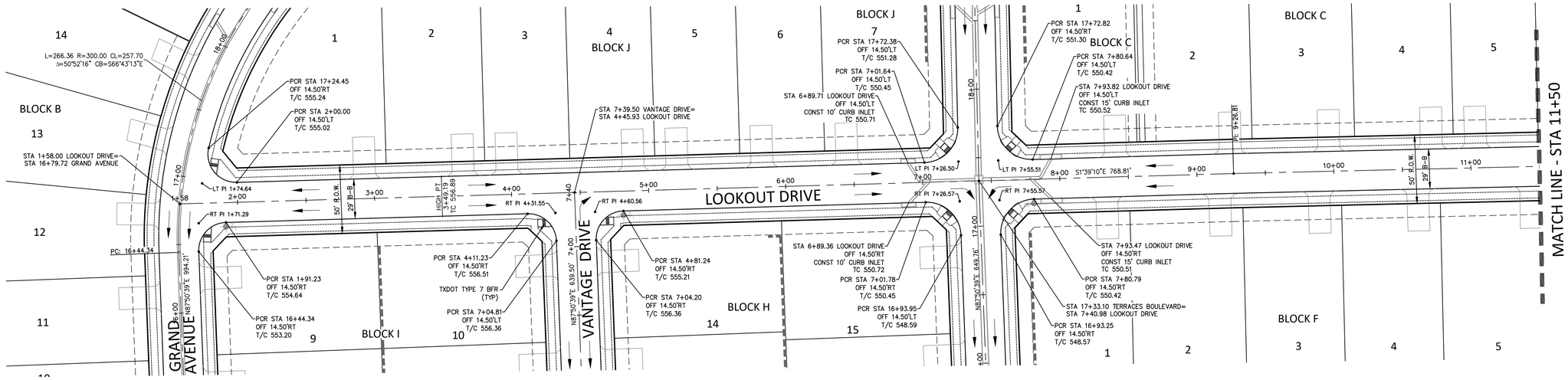
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
03/08/2023

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One Inch

JVC No 2215

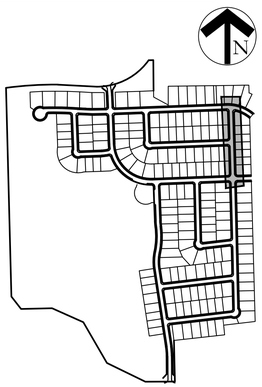
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PLAN LEGEND

- SIDEWALK BY DEVELOPER
- SIDEWALK BY BUILDER
- BARRIER FREE RAMP
- PROP. FIRE HYDRANT



KEY MAP

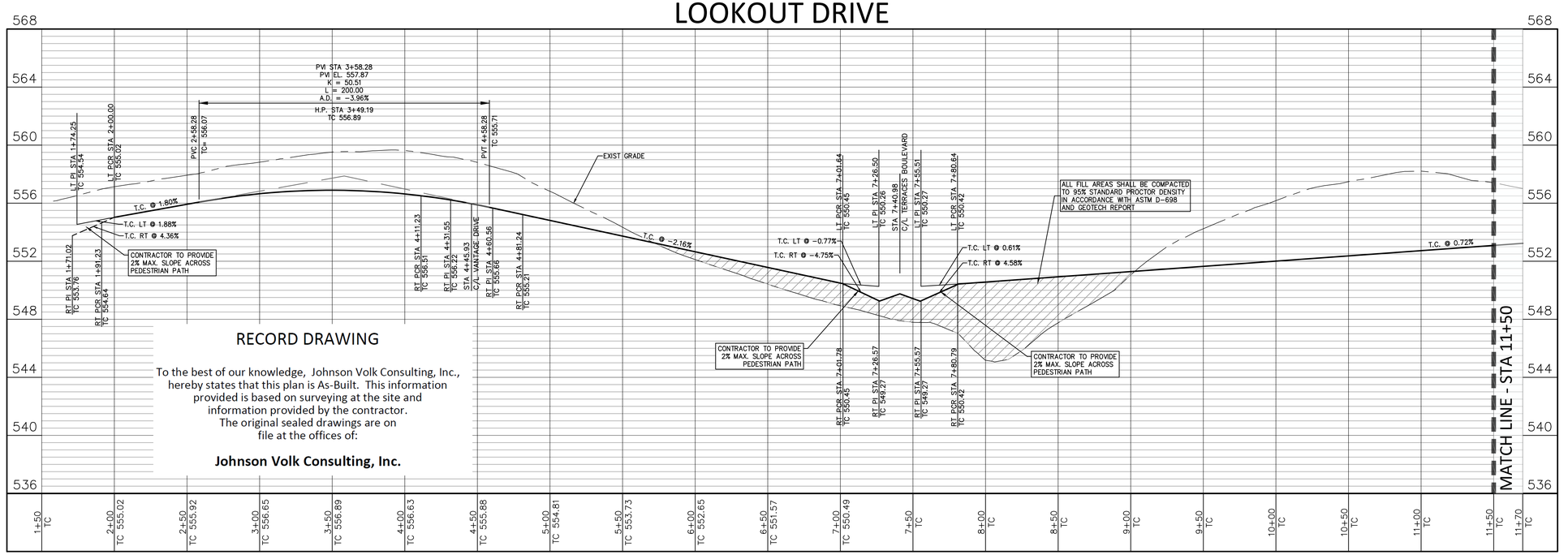
PROFILE LEGEND

- TOP OF CURB PROFILE
- N.G. AT CENTERLINE

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LOOKOUT DRIVE



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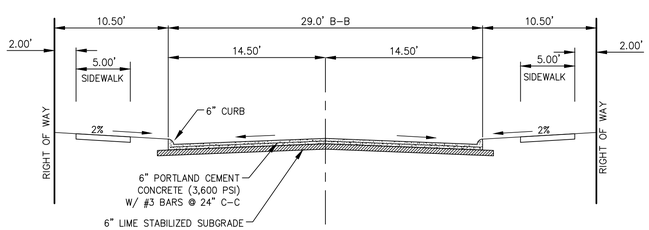
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TYPICAL STREET SECTION
N.T.S.



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TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING PLAN & PROFILE - LOOKOUT DRIVE - SHEET 1 OF 2

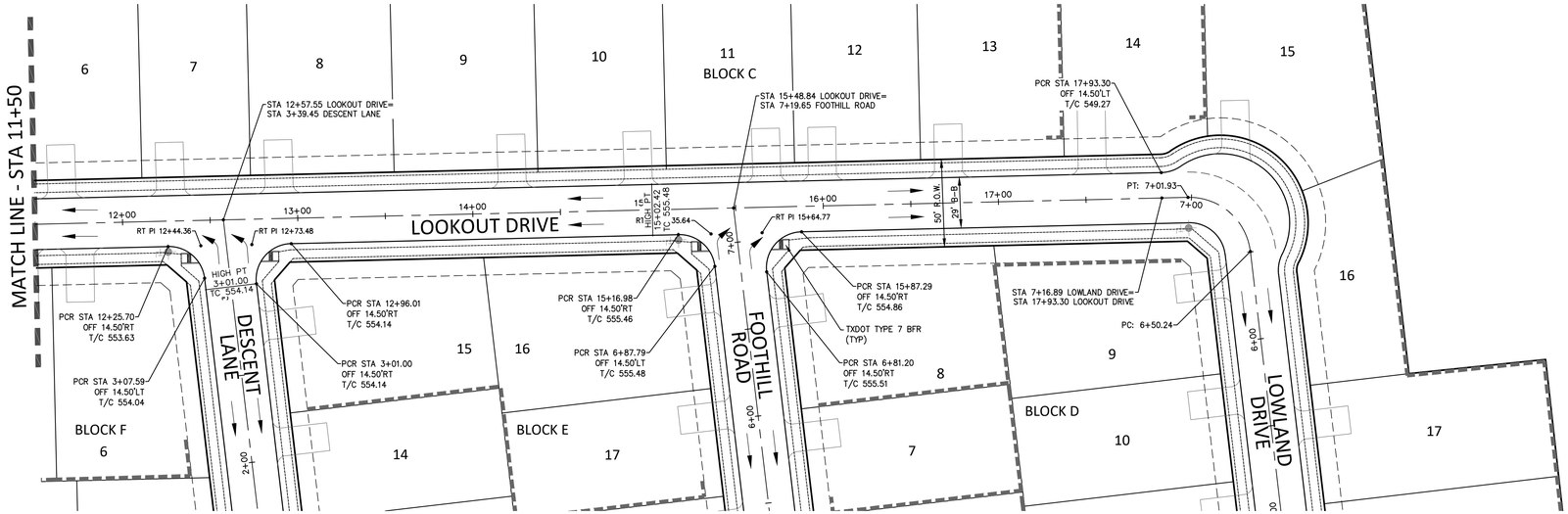
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER
03/08/2023

SCALE:
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One Inch

JVC No 2215

15

J:\civil 3d projects\mip - michael joyce properties\2215 - valls green\jvc plans \dwg\sheets\construction plans\phase 1\2215 - paving - 2.dwg

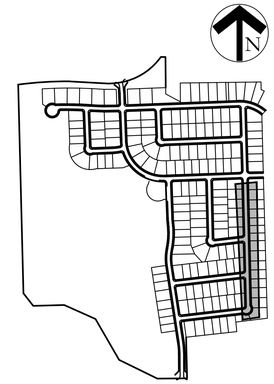


NOTE:

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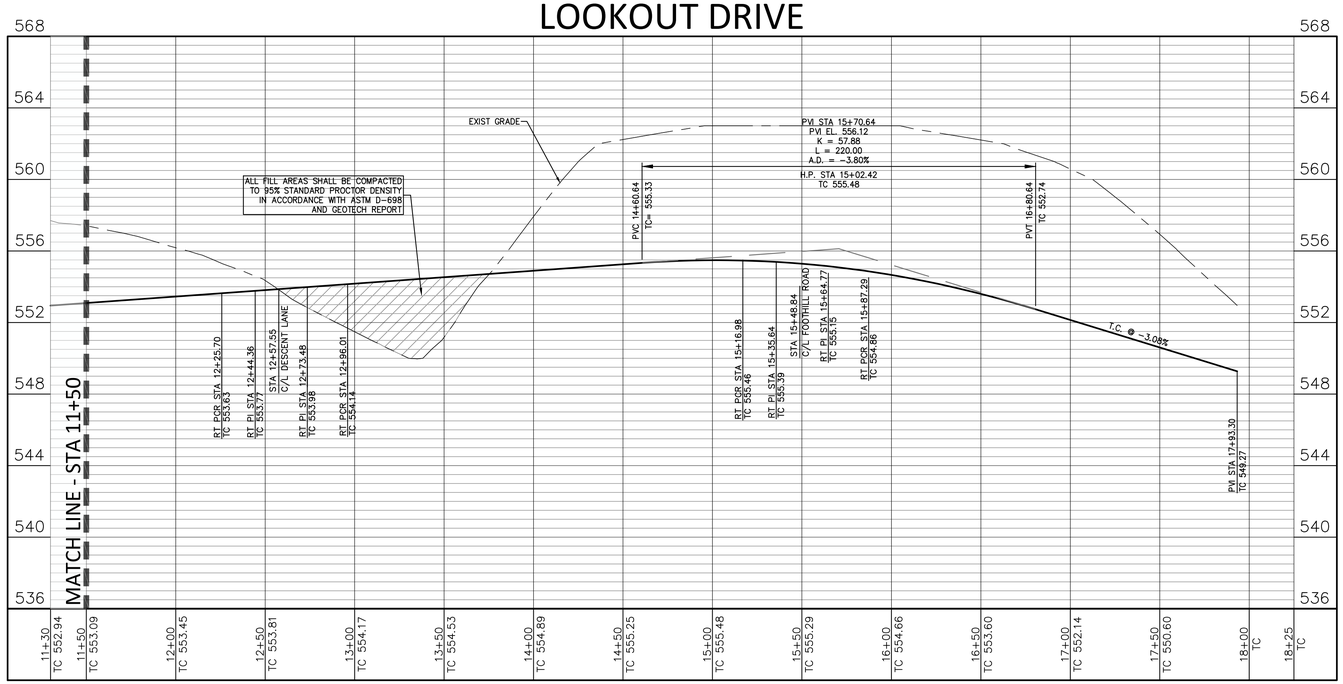
PLAN LEGEND

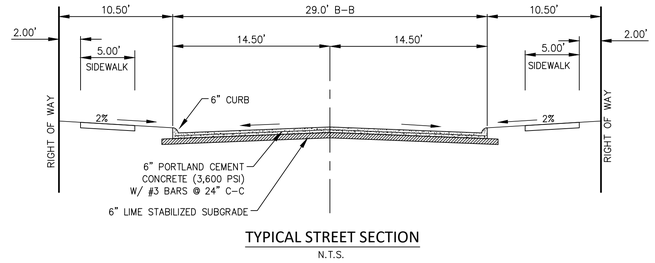
- SIDEWALK BY DEVELOPER
- SIDEWALK BY BUILDER
- BARRIER FREE RAMP
- PROP. FIRE HYDRANT



KEY MAP

LOOKOUT DRIVE





TYPICAL STREET SECTION

N.T.S.

PROFILE LEGEND

- TOP OF CURB PROFILE
- N.G. AT CENTERLINE

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40 20 0 40

SCALE 1" = 40'

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TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING PLAN & PROFILE - LOOKOUT DRIVE - SHEET 2 OF 2

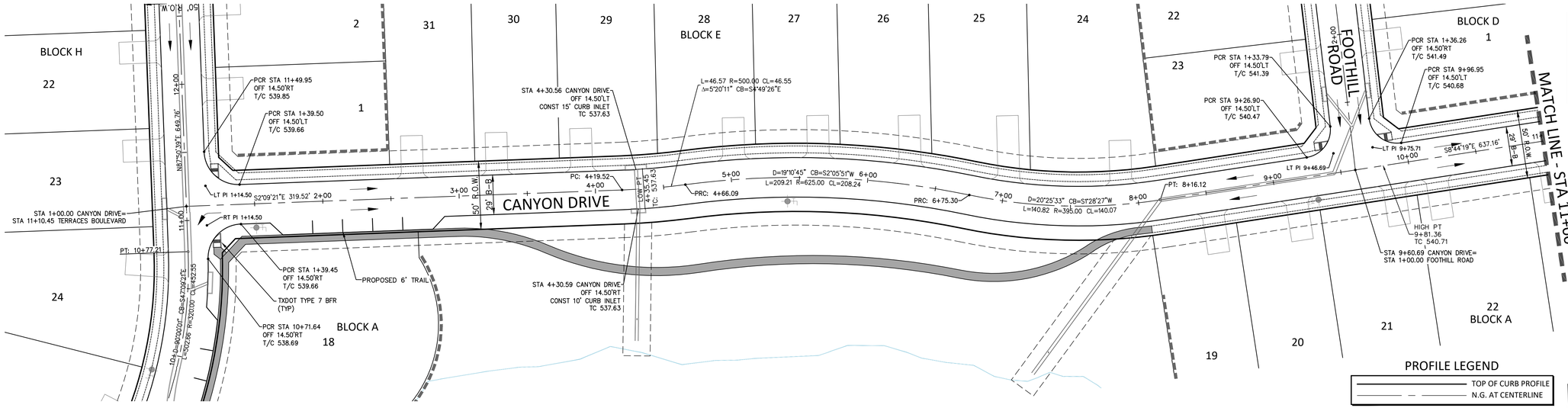
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
03/08/2023

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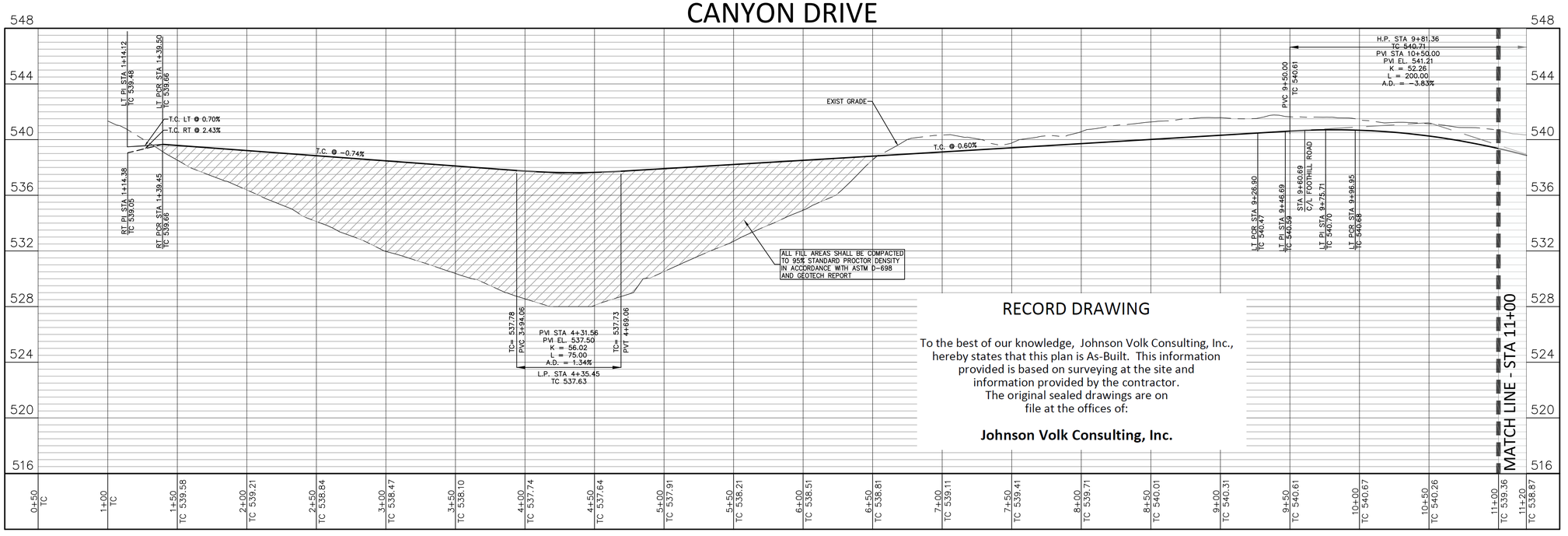
JVC No 2215

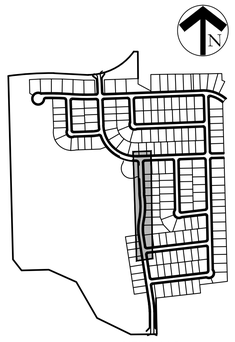
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CANYON DRIVE





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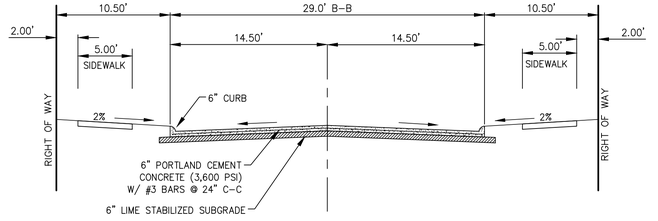
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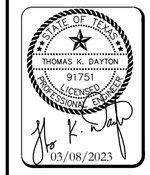
TYPICAL STREET SECTION
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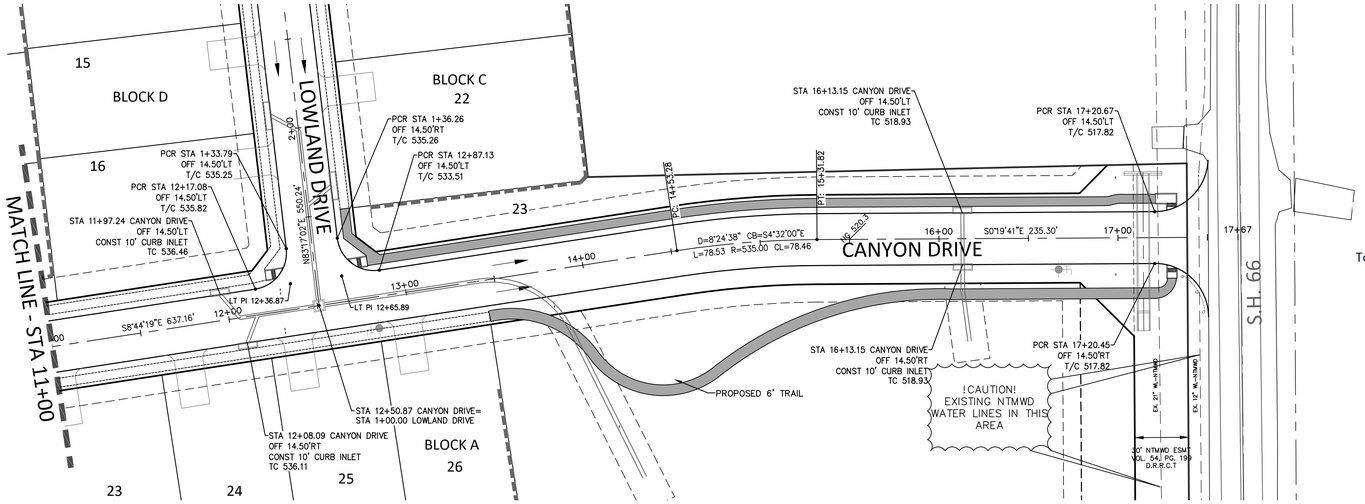
PAVING PLAN & PROFILE - CANYON DRIVE
- SHEET 1 OF 2



SCALE:
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1" = 4' (V)
One Inch
JVC No 2215

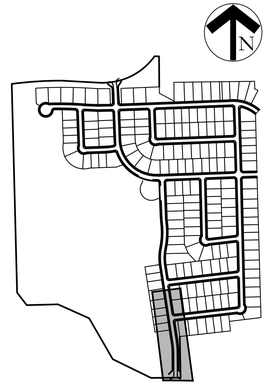
17

J:\civil 3d projects\mp - michael joyce properties\2215 - walls green\jvc plans\dwg\sheets\construction plans\phase 1\2215 - paving - 2.dwg



PLAN LEGEND

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- BARRIER FREE RAMP
- PROP. FIRE HYDRANT



KEY MAP

RECORD DRAWING

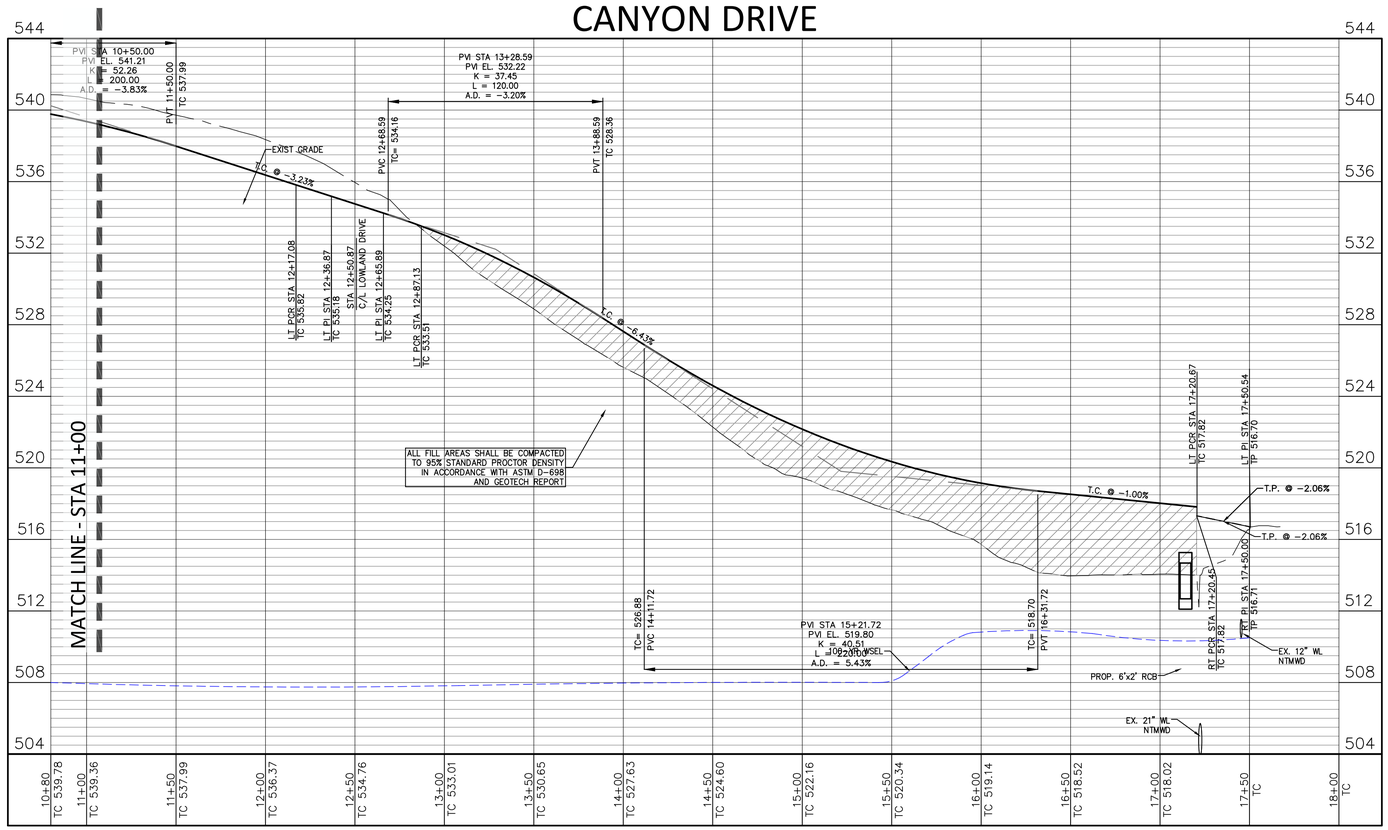
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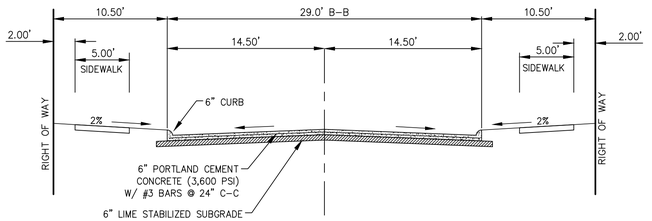
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CANYON DRIVE



PROFILE LEGEND

- TOP OF CURB PROFILE
- N.G. AT CENTERLINE



TYPICAL STREET SECTION

N.T.S.

NTMWD CONSTRUCTION NOTES:

A. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) 30-INCH WATER PIPELINE IS LOCATED WITHIN LIMITS OF CONSTRUCTION.

B. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMWD EASEMENTS, AS APPROVED BY THE NTMWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE-FEET OF COVER.

C. TO ASSURE THAT PLACING OF SIGNIFICANT LOADS OVER THE NTMWD PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE, NO MATERIALS SHALL BE STOCKPILED ON THE NTMWD EASEMENT WITHOUT AUTHORIZATION FROM THE NTMWD. IF THE CONTRACTOR DESIRES TO USE NTMWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTMWD ENGINEERING AT (972) 442-5405 SO YOUR PLANS FOR USE OF NTMWD'S EASEMENT CAN BE REVIEWED.

D. A MINIMUM OF 4.5 FEET SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF NTMWD PIPELINE IS REQUIRED. IN ADDITION, IF SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF PIPELINE IS LESS THAN 4.5 FEET, LIME STABILIZED IS NOT PERMITTED AND A THICKENED PAVEMENT SECTION IS REQUIRED.

E. CROSSING OF THE NTMWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMWD TO AVOID DAMAGE TO THE NTMWD FACILITIES.

F. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN NTMWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTMWD.

G. UNLESS OTHERWISE SHOWN OR REQUIRED, A MINIMUM OF TWO-FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTMWD PIPELINES. DIRECTIONAL BORE CROSSINGS REQUIRE A MINIMUM OF FOUR-FEET CLEARANCE.

H. BORE CROSSINGS ONLY TO BE PERFORMED BETWEEN 9:00 AM AND 4:00 PM TUESDAY THRU THURSDAY

I. NO TREES ARE ALLOWED WITHIN NTMWD EASEMENT, ONLY CREPE MYRTLES, SHRUBS, AND BUSHES

J. A NTMWD REPRESENTATIVE IS REQUIRED TO BE ON-SITE FOR ANY WORK IN THE VICINITY OF NTMWD PIPELINES, FEATURES, OR FACILITIES

K. "THE CONTRACTOR SHALL CONTACT NTMWD LINE LOCATES AT (469) 626-4569 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD FACILITIES."

NORTH

40 20 0 40

SCALE: 1" = 40'

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BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30.
ELEVATION = PLAN 565.98' FIELD 566.02'

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

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

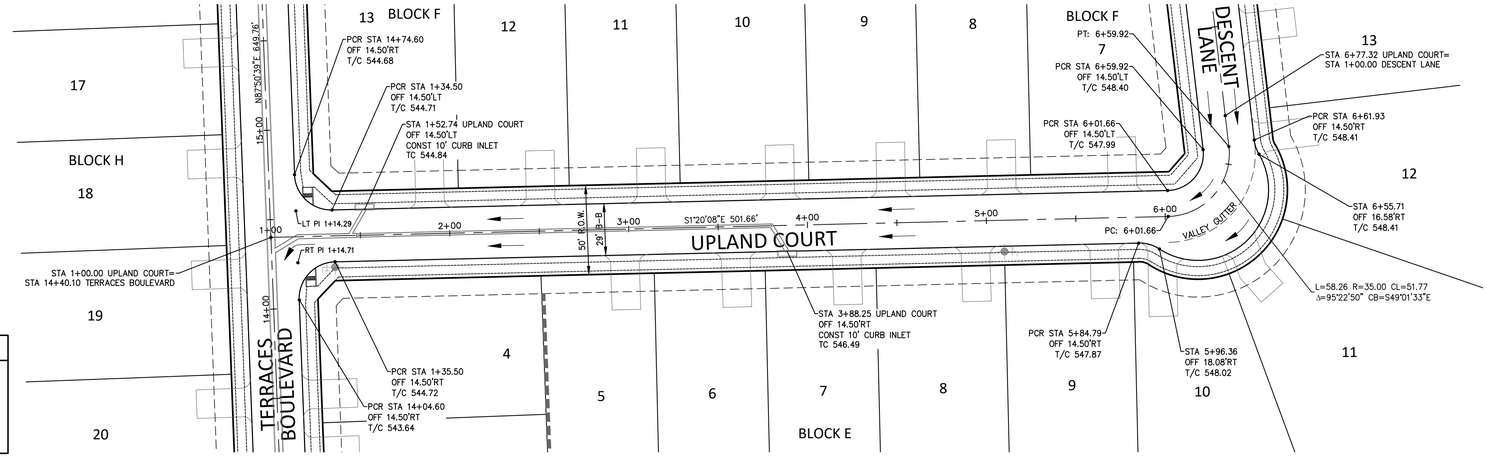
PAVING PLAN & PROFILE - CANYON DRIVE
- SHEET 2 OF 2

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER
09/28/2023

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 2215

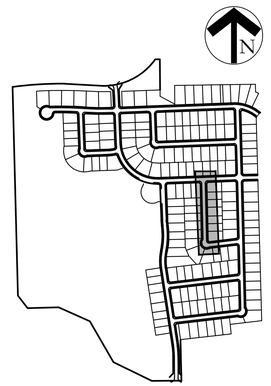
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J:\civil 3d projects\mtp - michael joyce properties\2215 - vallis green\jvc plans\dwgs\sheets\construction plans\phase 1\2215 - paving - 2.dwg



PLAN LEGEND

- SIDEWALK BY DEVELOPER
- SIDEWALK BY BUILDER
- BARRIER FREE RAMP
- PROP. FIRE HYDRANT



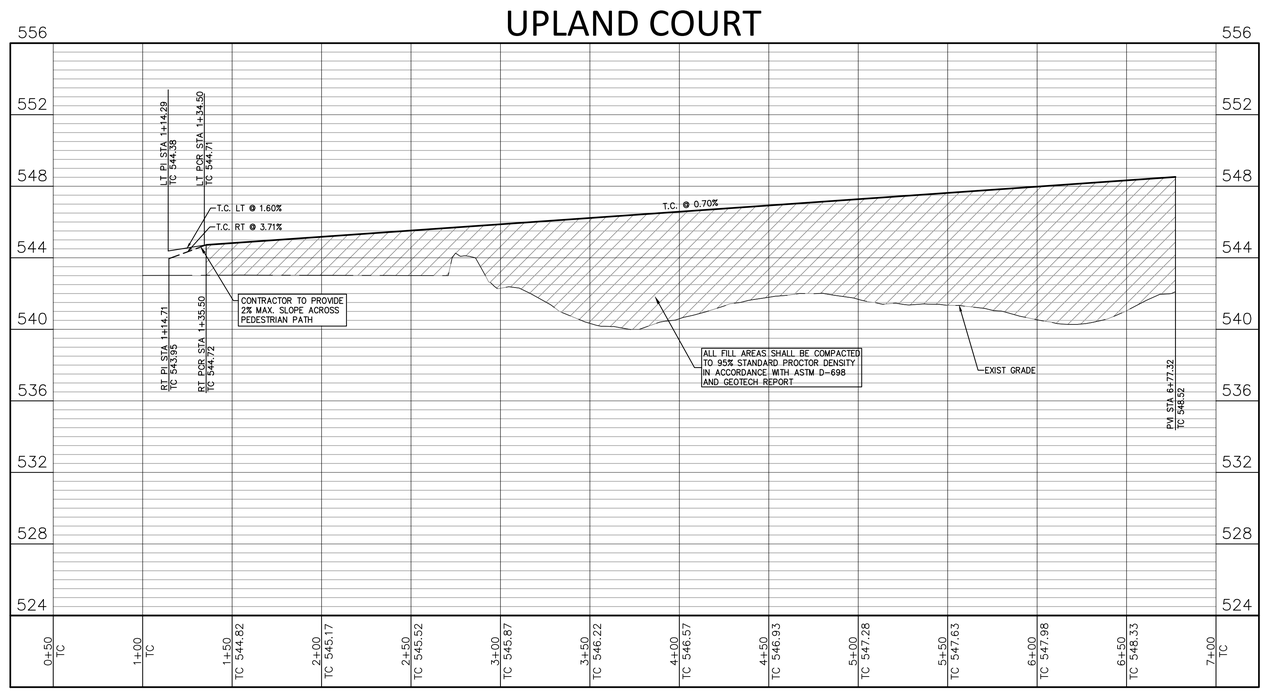
KEY MAP

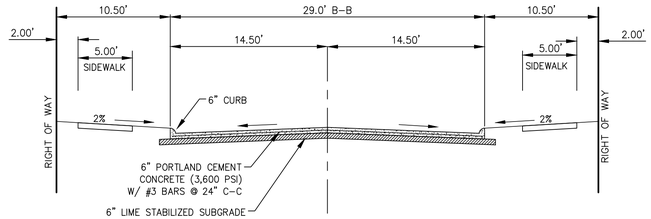
NOTE:

ALL BARRIER FREE RAMPS/LANDINGS TO BE BUILT BY DEVELOPER.

PROFILE LEGEND

- TOP OF CURB PROFILE
- N.G. AT CENTERLINE





TYPICAL STREET SECTION
N.T.S.

RECORD DRAWING

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Johnson Volk Consulting, Inc.

NORTH

40 20 0 40

SCALE: 1" = 40'

BENCHMARKS

CITY OF ROCKWALL MONUMENT NO. COR-10:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.
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JOHNSON VOLK CONSULTING
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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING PLAN & PROFILE - UPLAND COURT

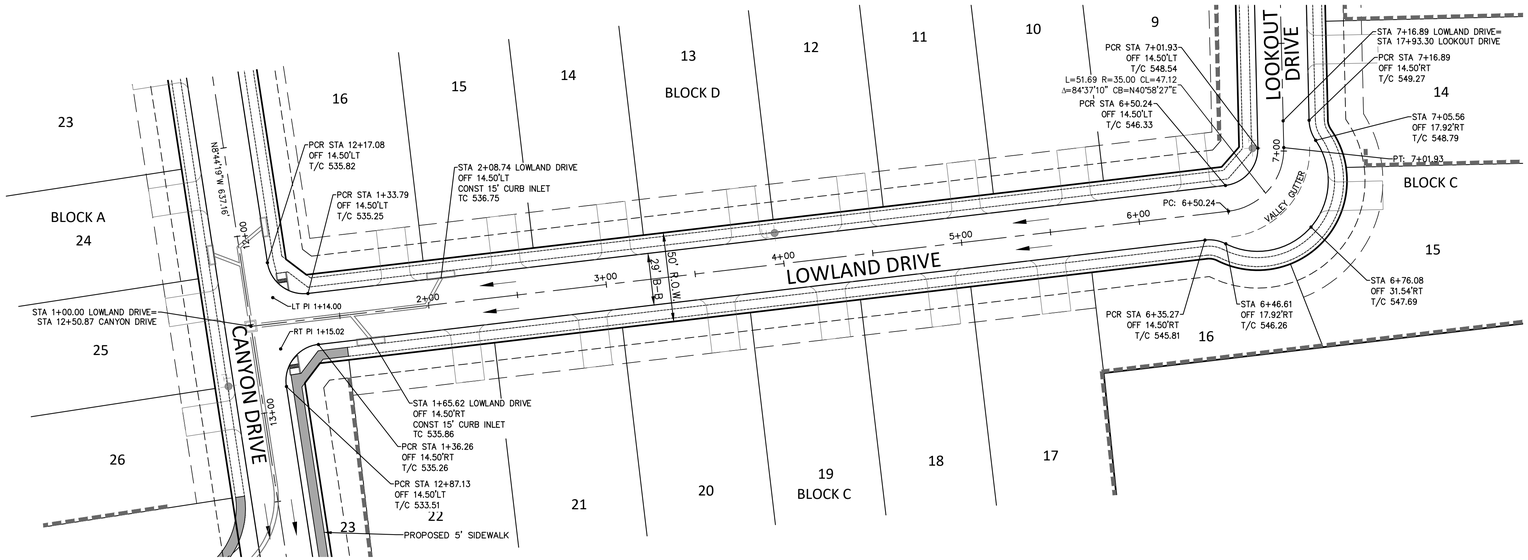
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
03/08/2023

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 2215

19

J:\civil 3d projects\mtp - michael joyce properties\2215 - vallis green\jvc plans\dwgs\sheets\construction plans\phase 1\2215 - paving - 2.dwg

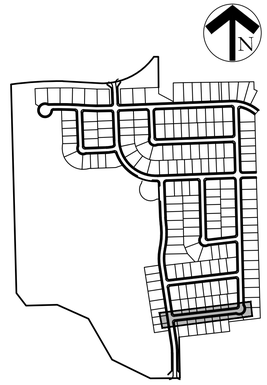


PLAN LEGEND

- SIDEWALK BY DEVELOPER
- SIDEWALK BY BUILDER
- BARRIER FREE RAMP
- PROP. FIRE HYDRANT

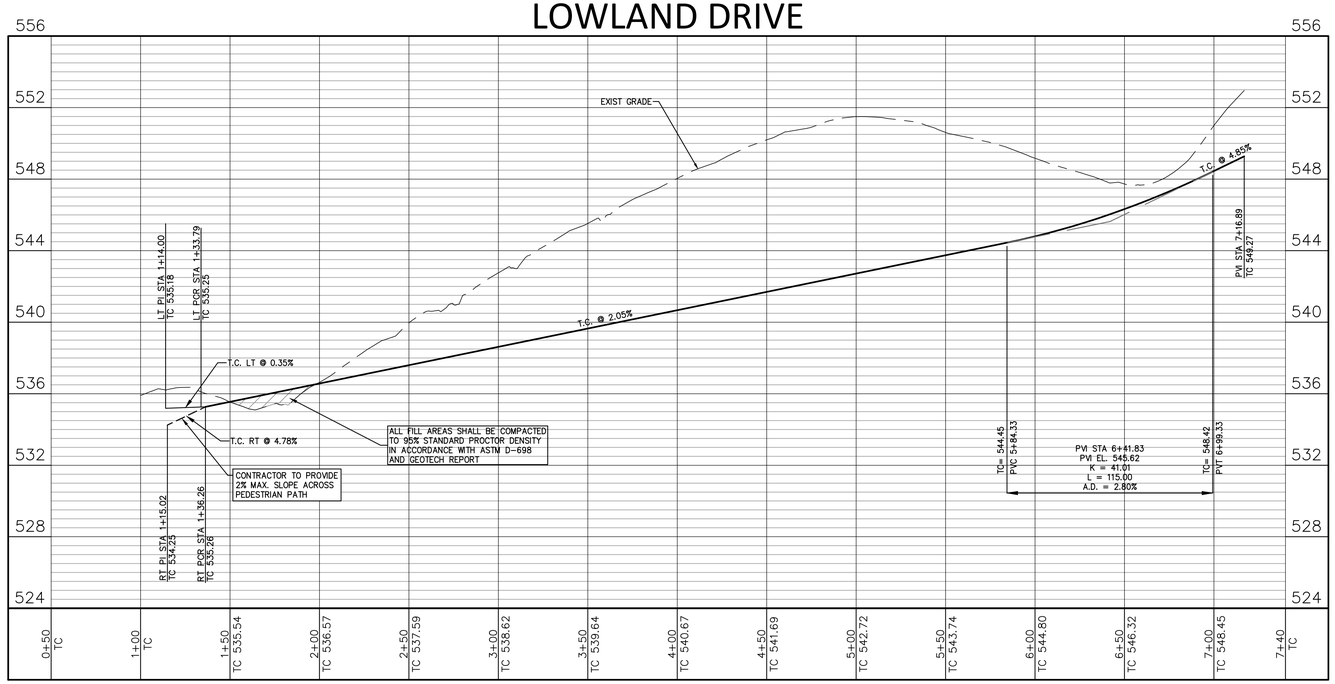
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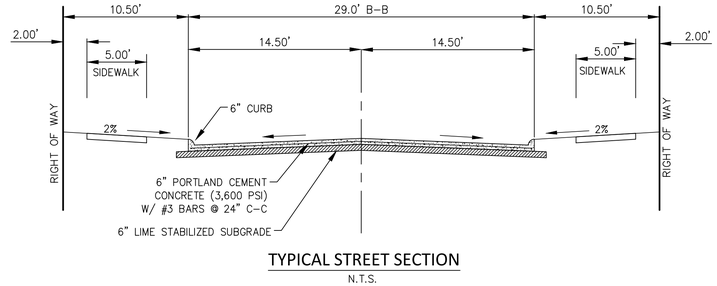
KEY MAP

LOWLAND DRIVE



PROFILE LEGEND

- TOP OF CURB PROFILE
- N.G. AT CENTERLINE



TYPICAL STREET SECTION

N.T.S.

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1	
2	
3	
4	
5	

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

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING PLAN & PROFILE - LOWLAND DRIVE

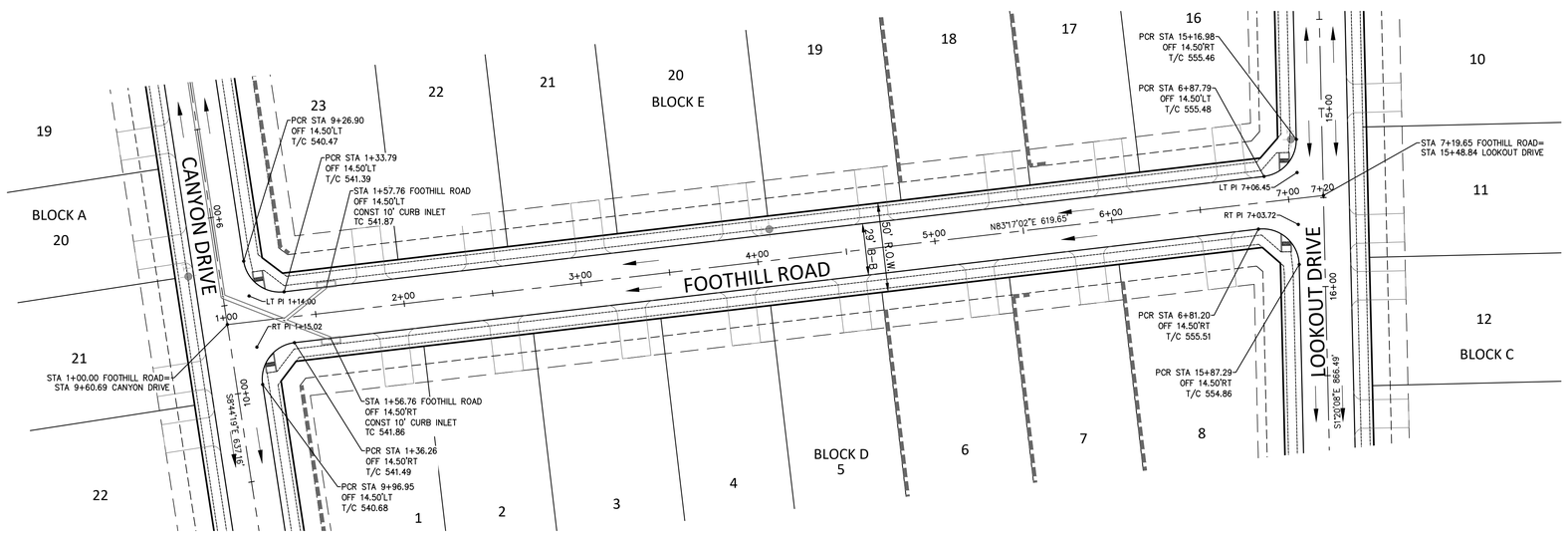
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
03/08/2023

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 2215

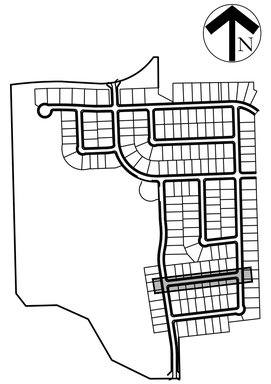
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J:\civil 3d projects\mgp - michael joyce properties\2315 - valls green\jvc plans\dwg\sheets\construction plans\phase 1\2315 - paving - 1.dwg



PLAN LEGEND

- SIDEWALK BY DEVELOPER
- SIDEWALK BY BUILDER
- BARRIER FREE RAMP
- PROP. FIRE HYDRANT

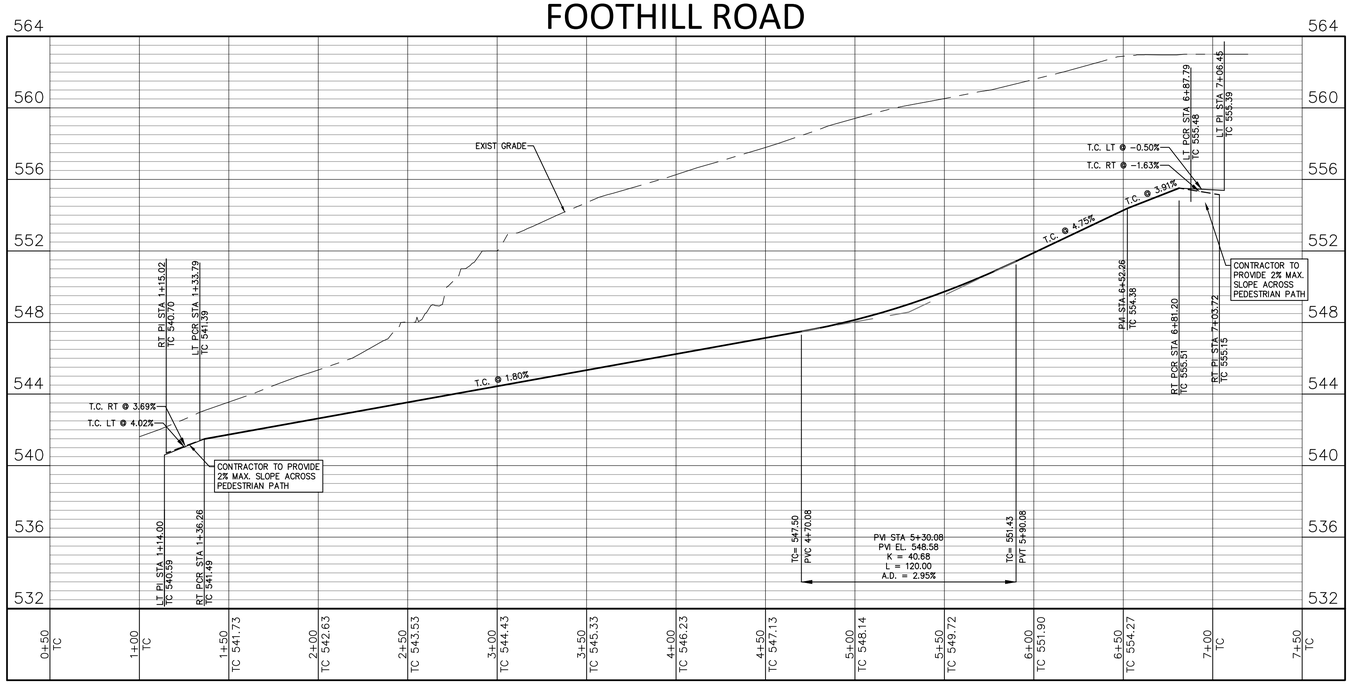


KEY MAP

NOTE:

ALL BARRIER FREE RAMPS/LANDINGS TO BE BUILT BY DEVELOPER.

FOOTHILL ROAD



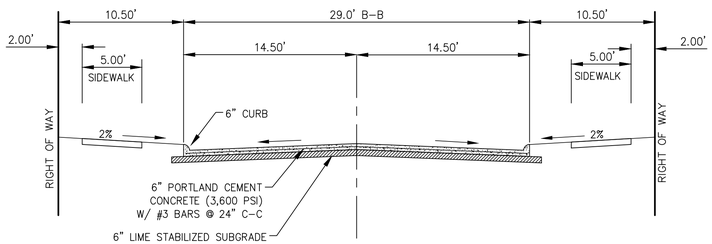
PROFILE LEGEND

- TOP OF CURB PROFILE
- N.G. AT CENTERLINE

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TYPICAL STREET SECTION

N.T.S.

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NORTH

40 20 0 40

SCALE 1" = 40'

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TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING PLAN & PROFILE - FOOTHILL ROAD

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
03/08/2023

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 2215

21

J:\Civil 3d projects\mip - michael joyce properties\2215 - valhi green ave plans\dwg\sheets\construction plans\phase 1\2215 - paving - 1.dwg

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RETAINING WALLS BY HARDSCAPE CONTRACTOR (SEE HS/LS PLANS)

RETAINING WALLS BY HARDSCAPE CONTRACTOR (SEE HS/LS PLANS)

CULVERT SHOWN IN TxDOT PLAN SET

RETAINING WALLS BY HARDSCAPE CONTRACTOR (SEE HS/LS PLANS)

F.M. 1141

GRAND AVENUE

PLATEAU LANE

TERRACES BOULEVARD

VISTA WAY

RISING COURT

4' CONCRETE OVERFLOW PATH (SEE DRAINAGE SHEETS FOR TYP. DETAIL)

4' CONCRETE OVERFLOW PATH (SEE DRAINAGE SHEETS FOR TYP. DETAIL)

NP 525.5
100YR WSEL 527.7

NP 525.5
100YR WSEL 527.7

BLOCK A
PAD 534.6
PAD 535.3
BLOCK A
PAD 536.0
PAD 536.7
PAD 537.4
PAD 537.4
PAD 539.2
PAD 541.0
BLOCK B
PAD 544.0
PAD 548.1
PAD 549.0
BLOCK A
PAD 537.7
BLOCK G
PAD 538.8
PAD 540.6
PAD 538.7
PAD 541.1
PAD 538.3
PAD 541.7
PAD 537.8
PAD 541.7
BLOCK H
PAD 540.6
PAD 544.5
PAD 545.0
PAD 541.1
PAD 545.6
PAD 541.6
PAD 542.0
PAD 546.1
PAD 542.0
PAD 540.3
BLOCK I
PAD 546.8
PAD 548.2
PAD 547.1
PAD 546.4
PAD 537.4
PAD 537.0
PAD 536.6
PAD 537.2
PAD 537.9
PAD 538.9
PAD 540.0
PAD 540.6
BLOCK A

- RETAINING WALL MAY NOT BE WITHIN UTILITY EASEMENTS.
- RETAINING WALLS OVER 18" MUST BE STONE OR ROCK FACED. SMOOTH FACED NOT ALLOWED.
- ALL RETAINING WALLS OVER 3' MUST BE ENGINEER DESIGNED, REVIEWED AND APPROVED BY CITY.
- RETAINING WALLS MUST BE ON THE HIGHER PROPERTY WITH A SWALE ON BOTH SIDES OF WALL.

LEGEND

- PROPOSED RETAINING WALL BY HARDSCAPE CONTRACTOR
- PROPOSED RETAINING WALL
- LIMITS OF GRADING
- FLOW ARROW
- 734.0 SPOT ELEVATION
- 750.1 T TOP OF WALL
- 747.7 B BOTTOM OF WALL
- 727 EXISTING CONTOURS
- 727 PROPOSED CONTOURS
- APPROXIMATE LOCATION OF 1% ANNUAL CHANCE FLOOD
- SWALE FLOWLINE
- EB EXPOSED BEAM

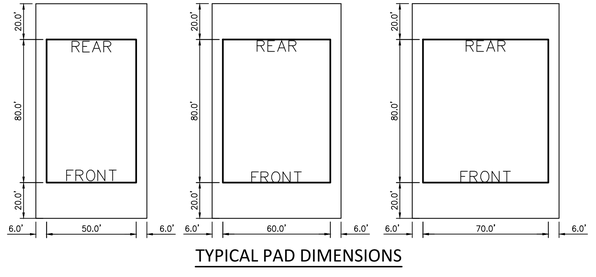
SHEET 1
SHEET 2
SHEET 3

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NORTH
50 25 0 50
SCALE 1" = 50'

MATCH LINE - SHEET 2 OF 3



TYPICAL PAD DIMENSIONS

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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

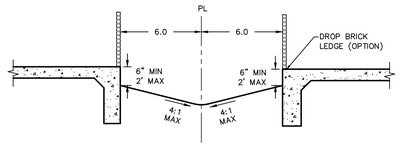
GRADING PLAN - SHEET 1 OF 3

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
08/24/2023

JVC No 2215

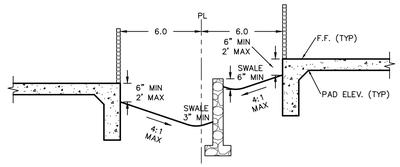
22

J:\civil 3d projects\mp - michael joyce properties\2315 - walls green\jvc plans\dwg\sheets\construction plans\phase 1\2315 - grading.dwg



SIDE YARD SWALE BETWEEN PADS

NO RETAINING WALL REQUIRED



SIDE YARD SWALE BETWEEN PADS

RETAINING WALL REQUIRED

TYPICAL PAD GRADING-AFTER HOME CONSTRUCTION

TYPE A LOT GRADING

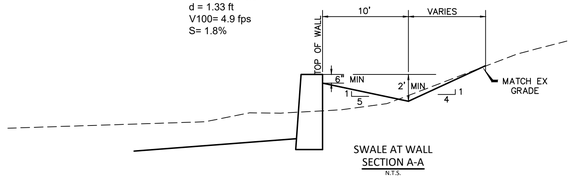
N.T.S.

TYPICAL PAD GRADING-AFTER HOME CONSTRUCTION

TYPE B LOT GRADING

N.T.S.

Q100= 39.5 cfs
d = 1.33 ft
V100= 4.9 fps
S= 1.8%



SWALE AT WALL

SECTION A-A

N.T.S.

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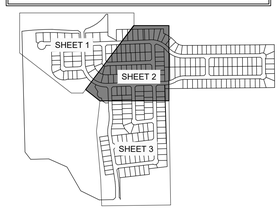


50 25 0 50

SCALE 1" = 50'

LEGEND

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- PROPOSED RETAINING WALL
- LIMITS OF GRADING
- FLOW ARROW
- 734.0 SPOT ELEVATION
- 750.1 T TOP OF WALL
- 747.7 B BOTTOM OF WALL
- 727 EXISTING CONTOURS
- 727 PROPOSED CONTOURS
- APPROXIMATE LOCATION OF 1% ANNUAL CHANCE FLOOD
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- EB EXPOSED BEAM



CAUTION!!!

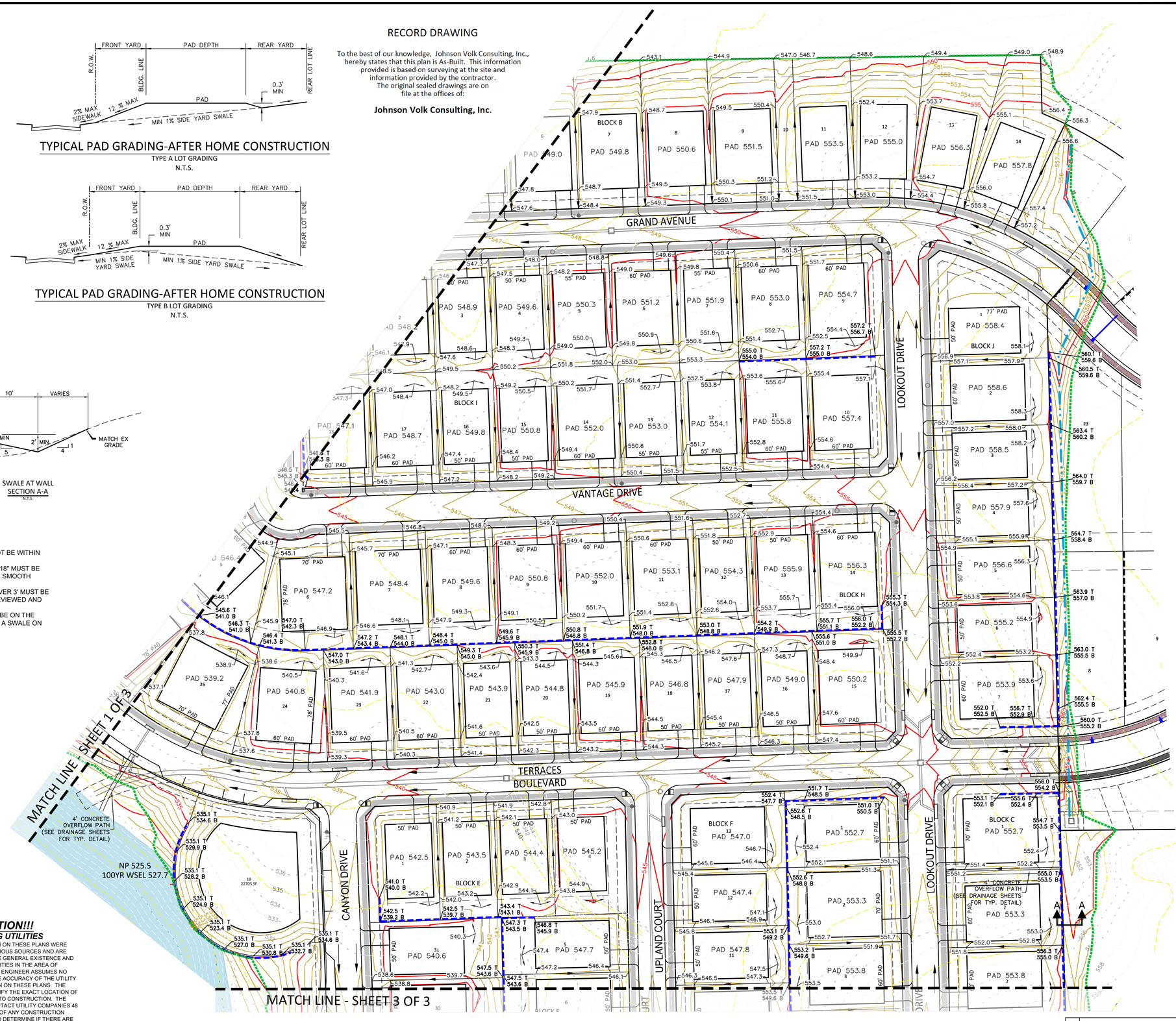
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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

GRADING PLAN - SHEET 2 OF 3

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER
08/15/2023

JVC No 2215

23

J:\civil 3d projects\mjp - michael joyce properties\2215 - walls green\jvc plans\dwg\sheets\construction plans\phase 1\2215 - grading.dwg

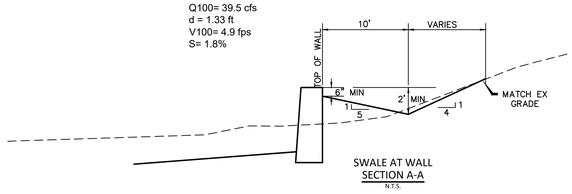
- RETAINING WALL MAY NOT BE WITHIN UTILITY EASEMENTS.
- RETAINING WALLS OVER 18" MUST BE STONE OR ROCK FACED. SMOOTH FACED NOT ALLOWED.
- ALL RETAINING WALLS OVER 3' MUST BE ENGINEER DESIGNED, REVIEWED AND APPROVED BY CITY.
- RETAINING WALLS MUST BE ON THE HIGHER PROPERTY WITH A SWALE ON BOTH SIDES OF WALL.

RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

Johnson Volk Consulting, Inc.

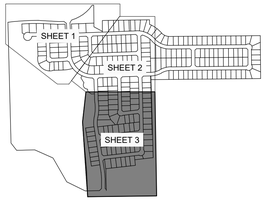
Q100= 39.5 cfs
d = 1.33 ft
V100= 4.9 fps
S= 1.8%



SWALE AT WALL
SECTION A-A
N.T.S.

CAUTION!!!
EXISTING UTILITIES

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



LEGEND

- PROPOSED RETAINING WALL BY HARDSCAPE CONTRACTOR
- PROPOSED RETAINING WALL
- LIMITS OF GRADING
- FLOW ARROW
- 734.0+ SPOT ELEVATION
- 750.1 T TOP OF WALL
- 747.7 B BOTTOM OF WALL
- 727 EXISTING CONTOURS
- 727 PROPOSED CONTOURS
- APPROXIMATE LOCATION OF 1% ANNUAL CHANCE FLOOD
- SWALE FLOWLINE
- EB EXPOSED BEAM

50 25 0 50
SCALE 1" = 50'

MATCH LINE - SHEET 2 OF 3

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

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

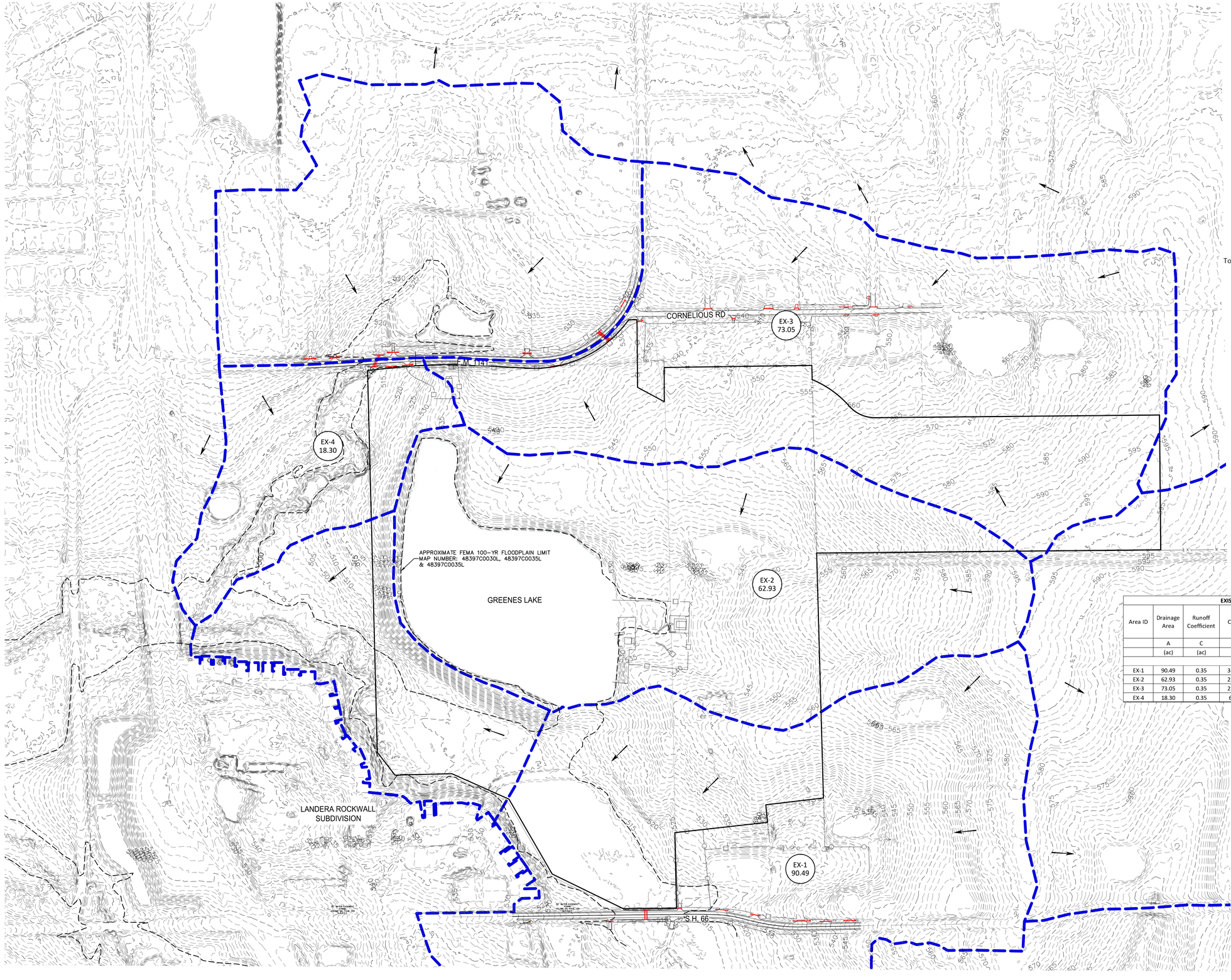
GRADING PLAN - SHEET 3 OF 3

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER
08/24/2023

JVC No 2215

24

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LEGEND

- C-1 / 22.64 AC — DRAINAGE AREA DESIGNATION / DRAINAGE AREA SIZE (AC.)
- DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- EXISTING STORM DRAIN LINE & INLET
- 635 — EXISTING CONTOUR

EXISTING DRAINAGE RUNOFF TABLE

Area ID	Drainage Area	Runoff Coefficient	C * A	Time of Concentration	5-Year Runoff	10-Year Runoff	25-Year Runoff	100-Year Runoff
	A	C	CA	T_c	Q_5	Q_{10}	Q_{25}	Q_{100}
	(ac)	(ac)		(min)	(cfs)	(cfs)	(cfs)	(cfs)
EX-1	90.49	0.35	31.67	23.82	299.30	365.10	431.10	555.20
EX-2	62.93	0.35	22.03	18.83	229.00	278.80	328.80	422.70
EX-3	73.05	0.35	25.57	22.08	246.00	300.90	356.00	459.50
EX-4	18.30	0.35	6.41	15.30	68.90	84.50	100.20	129.60

RECORD DRAWING

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Johnson Volk Consulting, Inc.

N

200 100 0 200

SCALE 1" = 200'

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

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

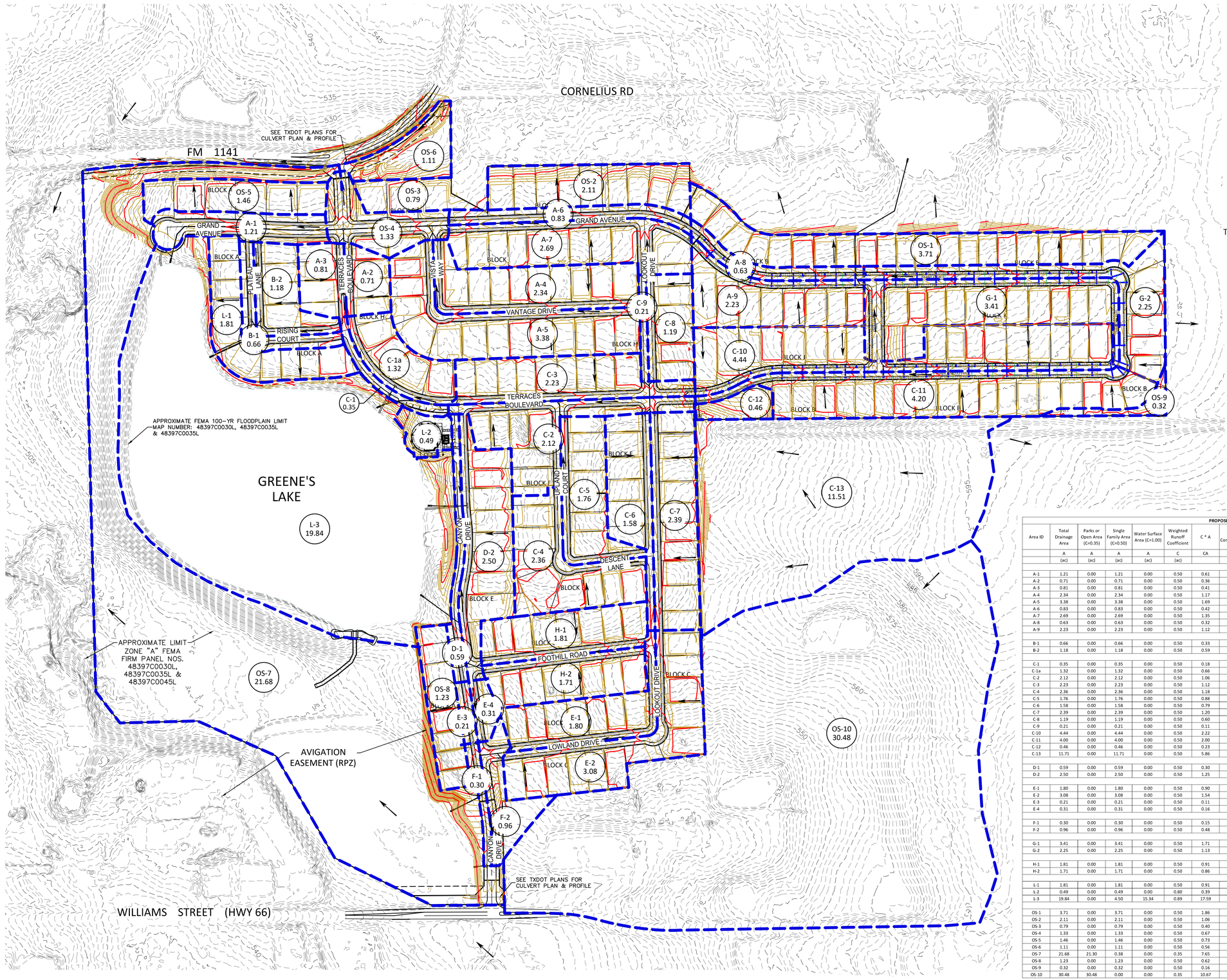
EXISTING DRAINAGE AREA MAP

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
01/25/2023

JVC No 2215

25

J:\civil 3d projects\mjp - michael joyce properties\2215 - valls green\jvc plans\dwg\sheets\construction plans\2215 - existing dam.dwg



LEGEND

- C-1 / 22.64 AC — DRAINAGE AREA DESIGNATION / DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- 635 — EXISTING CONTOUR
- 635 — PROPOSED CONTOUR

RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

Johnson Volk Consulting, Inc.

N

150 75 0 150

SCALE 1" = 150'

PROPOSED DRAINAGE RUNOFF TABLE

Area ID	Total Drainage Area	Parks or Open Area (C=0.35)	Single Family Area (C=0.50)	Water Surface Area (C=1.00)	Weighted Runoff Coefficient	C * A	Time of Concentration	5-Year		10-Year		25-Year		100-Year	
								Intensity	Runoff	Intensity	Runoff	Intensity	Runoff	Intensity	Runoff
	A	A	A	A	C	CA	T_c	I_5	Q_5	I_{10}	Q_{10}	I_{25}	Q_{25}	I_{100}	Q_{100}
	(ac)	(ac)	(ac)	(ac)	(ac)		(min)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)
A-1	1.21	0.00	1.21	0.00	0.50	0.61	10.00	6.10	3.69	7.10	4.30	8.30	5.02	9.80	5.93
A-2	0.71	0.00	0.71	0.00	0.50	0.36	10.00	6.10	2.17	7.10	2.52	8.30	2.95	9.80	3.48
A-3	0.81	0.00	0.81	0.00	0.50	0.41	10.00	6.10	2.47	7.10	2.88	8.30	3.36	9.80	3.97
A-4	2.34	0.00	2.34	0.00	0.50	1.17	10.00	6.10	7.14	7.10	8.31	8.30	9.71	9.80	11.47
A-5	3.38	0.00	3.38	0.00	0.50	1.69	10.00	6.10	10.31	7.10	12.00	8.30	14.03	9.80	16.56
A-6	0.83	0.00	0.83	0.00	0.50	0.42	10.00	6.10	2.53	7.10	2.95	8.30	3.44	9.80	4.07
A-7	2.69	0.00	2.69	0.00	0.50	1.35	10.00	6.10	8.20	7.10	9.55	8.30	11.16	9.80	13.18
A-8	0.63	0.00	0.63	0.00	0.50	0.32	10.00	6.10	1.92	7.10	2.24	8.30	2.61	9.80	3.09
A-9	2.23	0.00	2.23	0.00	0.50	1.12	10.00	6.10	6.80	7.10	7.92	8.30	9.25	9.80	10.93
B-1	0.66	0.00	0.66	0.00	0.50	0.33	10.00	6.10	2.01	7.10	2.34	8.30	2.74	9.80	3.23
B-2	1.18	0.00	1.18	0.00	0.50	0.59	10.00	6.10	3.60	7.10	4.19	8.30	4.90	9.80	5.78
C-1	0.35	0.00	0.35	0.00	0.50	0.18	10.00	6.10	1.07	7.10	1.24	8.30	1.45	9.80	1.72
C-1a	1.32	0.00	1.32	0.00	0.50	0.66	10.00	6.10	4.03	7.10	4.69	8.30	5.48	9.80	6.47
C-2	2.12	0.00	2.12	0.00	0.50	1.06	10.00	6.10	6.47	7.10	7.53	8.30	8.80	9.80	10.39
C-3	2.23	0.00	2.23	0.00	0.50	1.12	10.00	6.10	6.80	7.10	7.92	8.30	9.25	9.80	10.93
C-4	2.36	0.00	2.36	0.00	0.50	1.18	10.00	6.10	7.20	7.10	8.38	8.30	9.79	9.80	11.56
C-5	1.76	0.00	1.76	0.00	0.50	0.88	10.00	6.10	5.37	7.10	6.25	8.30	7.30	9.80	8.62
C-6	1.58	0.00	1.58	0.00	0.50	0.79	10.00	6.10	4.82	7.10	5.61	8.30	6.56	9.80	7.74
C-7	2.39	0.00	2.39	0.00	0.50	1.20	10.00	6.10	7.29	7.10	8.48	8.30	9.92	9.80	11.71
C-8	1.19	0.00	1.19	0.00	0.50	0.60	10.00	6.10	3.63	7.10	4.22	8.30	4.94	9.80	5.83
C-9	0.21	0.00	0.21	0.00	0.50	0.11	10.00	6.10	0.64	7.10	0.75	8.30	0.87	9.80	1.03
C-10	4.44	0.00	4.44	0.00	0.50	2.22	10.00	6.10	13.54	7.10	15.76	8.30	18.43	9.80	21.76
C-11	4.00	0.00	4.00	0.00	0.50	2.00	10.00	6.10	12.20	7.10	14.20	8.30	16.60	9.80	19.60
C-12	0.46	0.00	0.46	0.00	0.50	0.23	10.00	6.10	1.40	7.10	1.63	8.30	1.91	9.80	2.25
C-13	11.71	0.00	11.71	0.00	0.50	5.86	10.00	6.10	35.72	7.10	41.57	8.30	48.60	9.80	57.38
D-1	0.59	0.00	0.59	0.00	0.50	0.30	10.00	6.10	1.80	7.10	2.09	8.30	2.45	9.80	2.89
D-2	2.50	0.00	2.50	0.00	0.50	1.25	10.00	6.10	7.63	7.10	8.88	8.30	10.38	9.80	12.25
E-1	1.80	0.00	1.80	0.00	0.50	0.90	10.00	6.10	5.49	7.10	6.39	8.30	7.47	9.80	8.82
E-2	3.08	0.00	3.08	0.00	0.50	1.54	10.00	6.10	9.39	7.10	10.93	8.30	12.78	9.80	15.09
E-3	0.21	0.00	0.21	0.00	0.50	0.11	10.00	6.10	0.64	7.10	0.75	8.30	0.87	9.80	1.03
E-4	0.31	0.00	0.31	0.00	0.50	0.16	10.00	6.10	0.95	7.10	1.10	8.30	1.29	9.80	1.52
F-1	0.30	0.00	0.30	0.00	0.50	0.15	10.00	6.10	0.92	7.10	1.07	8.30	1.25	9.80	1.47
F-2	0.96	0.00	0.96	0.00	0.50	0.48	10.00	6.10	2.93	7.10	3.41	8.30	3.98	9.80	4.70
G-1	3.41	0.00	3.41	0.00	0.50	1.71	10.00	6.10	10.40	7.10	12.11	8.30	14.15	9.80	16.71
G-2	2.25	0.00	2.25	0.00	0.50	1.13	10.00	6.10	6.86	7.10	7.99	8.30	9.34	9.80	11.03
H-1	1.81	0.00	1.81	0.00	0.50	0.91	10.00	6.10	5.52	7.10	6.43	8.30	7.51	9.80	8.87
H-2	1.71	0.00	1.71	0.00	0.50	0.86	10.00	6.10	5.22	7.10	6.07	8.30	7.10	9.80	8.38
L-1	1.81	0.00	1.81	0.00	0.50	0.91	10.00	6.10	5.52	7.10	6.43	8.30	7.51	9.80	8.87
L-2	0.49	0.00	0.49	0.00	0.80	0.39	10.00	6.10	2.39	7.10	2.78	8.30	3.25	9.80	3.84
L-3	19.84	0.00	4.50	15.34	0.89	17.59	10.00	6.10	107.30	7.10	124.89	8.30	146.00	9.80	172.38
OS-1	3.71	0.00	3.71	0.00	0.50	1.86	10.00	6.10	11.32	7.10	13.17	8.30	15.40	9.80	18.18
OS-2	2.11	0.00	2.11	0.00	0.50	1.06	10.00	6.10	6.44	7.10	7.49	8.30	8.76	9.80	10.34
OS-3	0.79	0.00	0.79	0.00	0.50	0.40	10.00	6.10	2.41	7.10	2.80	8.30	3.28	9.80	3.87
OS-4	1.33	0.00	1.33	0.00	0.50	0.67	10.00	6.10	4.06	7.10	4.72	8.30	5.52	9.80	6.52
OS-5	1.46	0.00	1.46	0.00	0.50	0.73	10.00	6.10	4.45	7.10	5.18	8.30	6.06	9.80	7.15
OS-6	1.11	0.00	1.11	0.00	0.50	0.56	10.00	6.10	3.39	7.10	3.94	8.30	4.61	9.80	5.44
OS-7	21.68	21.30	0.38	0.00	0.35	7.65	10.00	6.10	46.63	7.10	54.28	8.30	63.45	9.80	74.92
OS-8	1.23	0.00	1.23	0.00	0.50	0.62	10.00	6.10	3.75	7.10	4.37	8.30	5.10	9.80	6.03
OS-9	0.32	0.00	0.32	0.00	0.50	0.16	10.00	6.10	0.98	7.10	1.14	8.30	1.33	9.80	1.57
OS-10	30.48	30.48	0.00	0.00	0.35	10.67	20.00	4.90	52.27	5.90	62.94	6.60	70.41	8.30	88.54

JOHNSON VOLK CONSULTING
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TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROPOSED DRAINAGE AREA MAP

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
04/27/2023

JVC No 2215

26

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Inlet ID	Location			Design Frequency	Area Runoff						Upstream Bypass	Total Gutter Flow	Gutter Flow												Inlet Capacity										Inlet By-Pass		
	Alignment	Station	Offset		C	Area ID	Time of Concentration	Intensity	Area	Runoff			Thoroughfare Type	On-Grade/Sag	Manning's	Longitudinal Slope	Crown Type	Cross Slope	Depression Depth	Depression Width	Ponding Width/Spread		Depth of Gutter Flow		Maximum Allowable Flow Based on Maximum Allowable Ponding Width	Depressed Gutter Section		Section Beyond		Conveyance		Ratio of Depression flow to Total Flow	Equivalent Cross-slope	Inlet Length		Inlet Capacity	Flow	C * A	To Inlet ID
					C		T_c	I	A	Q	Q_{bypass}	Q_a			n	S		S_x	a	W	T_{allow}	T_{actual}	y_{allow}	y_{actual}	$Q_{allow\ gutter}$	A_w	P_w	A_0	P_0	K_w	K_0	E_0	S_e	$L_{req'd}$	L_{actual}	Q_c	Q_{bypass}		
				(yr)			(min)	(in/hr)	(acres)	(cfs)	(cfs)	(cfs)				(ft/ft)			(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(cfs)	(ft2)	(ft)	(ft2)	(ft)	(cfs)	(cfs)		(ft/ft)	(ft)	(ft)	(cfs)	(cfs)		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)	(35)	(36)	(37)	(38)	(39)	(40)
A-1	SD LAT A-1	1+32.53'	0.00	100	0.50	A-1	10.00	9.80	1.21	5.93	0.00	5.93	LOCAL	SAG	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	10.8	0.50	0.39	11.80	1.20	2.08	1.38	8.8	70.52	34.08	0.67	0.20	7.2	10.0	7.48	0.00	0.00	SAG
A-2	SD LAT A-2	1+63.87'	0.00	100	0.50	A-2	10.00	9.80	0.71	3.48	0.00	3.48	LOCAL	ON-GRADE	0.0175	0.033	STRAIGHT	0.036	0.50	2.0	14.0	6.6	0.50	0.24	25.62	0.90	2.08	0.38	4.6	43.74	6.08	0.88	0.26	9.4	10.0	4.07	0.00	0.00	OS-4
A-3	SD LAT A-3	1+20.51'	0.00	100	0.50	A-3	10.00	9.80	0.81	3.97	0.00	3.97	LOCAL	ON-GRADE	0.0175	0.033	STRAIGHT	0.036	0.50	2.0	14.0	6.9	0.50	0.25	25.62	0.92	2.08	0.44	4.9	45.70	7.33	0.86	0.25	10.0	10.0	3.98	0.00	0.00	OS-4
A-4	SD LAT A-4	1+54.35'	0.00	100	0.50	A-4	10.00	9.80	2.34	11.47	0.00	11.47	LOCAL	ON-GRADE	0.0175	0.014	STRAIGHT	0.036	0.50	2.0	14.0	12.1	0.50	0.43	16.69	1.30	2.08	1.83	10.1	80.18	49.80	0.62	0.19	14.3	10.0	10.16	1.30	0.13	OS-4
A-5	SD LAT A-5	1+29.01'	0.00	100	0.50	A-5	10.00	9.80	3.38	16.56	0.00	16.56	LOCAL	ON-GRADE	0.0175	0.014	STRAIGHT	0.036	0.50	2.0	14.0	13.9	0.50	0.50	16.69	1.42	2.08	2.54	11.9	93.83	76.91	0.55	0.17	17.6	15.0	16.04	0.53	0.05	OS-4
A-6	SD LAT A-6	1+18.02'	0.00	100	0.50	A-6	10.00	9.80	0.83	4.07	0.00	4.07	LOCAL	ON-GRADE	0.0175	0.034	STRAIGHT	0.036	0.50	2.0	14.0	7.0	0.50	0.25	26.00	0.93	2.08	0.44	5.0	45.84	7.43	0.86	0.25	10.2	15.0	10.22	0.00	0.00	OS-4
A-7	SD LAT A-7	1+16.92'	0.00	100	0.50	A-7	10.00	9.80	2.69	13.18	2.29	15.47	LOCAL	ON-GRADE	0.0175	0.034	STRAIGHT	0.036	0.50	2.0	14.0	11.5	0.50	0.41	26.00	1.25	2.08	1.61	9.5	75.53	41.86	0.64	0.20	20.7	20.0	15.44	0.03	0.00	OS-4
A-8	SD LAT A-8	1+16.42'	0.00	100	0.50	A-8	10.00	9.80	0.63	3.09	0.00	3.09	LOCAL	ON-GRADE	0.0175	0.025	STRAIGHT	0.036	0.50	2.0	14.0	6.7	0.50	0.24	22.30	0.90	2.08	0.39	4.7	44.02	6.25	0.88	0.25	8.2	10.0	4.95	0.00	0.00	A-6
A-9	SD LINE A	19+54.92'	0.00	100	0.50	A-9	10.00	9.80	2.23	10.93	1.01	11.93	LOCAL	ON-GRADE	0.0175	0.025	STRAIGHT	0.036	0.50	2.0	14.0	11.0	0.50	0.39	22.30	1.22	2.08	1.46	9.0	72.34	36.81	0.66	0.20	16.7	10.0	9.64	2.29	0.23	A-7
B-1	SD LAT B-1	1+26.33	0.00	100	0.50	B-1	10.00	9.80	0.66	3.23	0.00	3.23	LOCAL	SAG	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	8.6	0.50	0.31	11.80	1.04	2.08	0.78	6.6	55.85	15.85	0.78	0.23	4.7	10.0	5.32	0.00	0.00	SAG
B-2	SD LINE B	4+02.94	0.00	100	0.50	B-2	10.00	9.80	1.18	5.78	0.00	5.78	LOCAL	SAG	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	10.7	0.50	0.38	11.80	1.19	2.08	1.35	8.7	69.82	33.04	0.68	0.21	7.1	10.0	7.37	0.00	0.00	SAG
C-1	SD LAT C-1	1+31.56'	0.00	100	0.50	C-1	10.00	9.80	0.35	1.72	0.04	1.76	LOCAL	SAG	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	6.8	0.50	0.24	11.80	0.92	2.08	0.42	4.8	45.11	6.94	0.87	0.25	2.7	10.0	3.77	0.00	0.00	SAG
C-1a	SD LAT C-1	1+60.56'	0.00	100	0.50	C-1a	10.00	9.80	1.32	6.47	0.09	6.56	LOCAL	SAG	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	11.2	0.50	0.40	11.80	1.23	2.08	1.51	9.2	73.46	38.54	0.66	0.20	7.7	10.0	7.92	0.00	0.00	SAG
C-2	SD LAT C-2	1+16.08'	0.00	100	0.50	C-2	10.00	9.80	2.12	10.39	2.80	13.19	LOCAL	ON-GRADE	0.0175	0.015	STRAIGHT	0.036	0.50	2.0	14.0	12.6	0.50	0.45	17.21	1.33	2.08	2.02	10.6	83.93	56.69	0.60	0.18	15.7	15.0	13.14	0.04	0.00	C-1
C-3	SD LAT C-3	1+16.66'	0.00	100	0.50	C-3	10.00	9.80	2.23	10.93	2.75	13.67	LOCAL	ON-GRADE	0.0175	0.015	STRAIGHT	0.036	0.50	2.0	14.0	12.8	0.50	0.46	17.21	1.34	2.08	2.09	10.8	85.23	59.18	0.59	0.18	16.0	15.0	13.58	0.09	0.01	C-1a
C-4	SD LAT C-4	3+98.80'	0.00	100	0.50	C-4	10.00	9.80	2.36	11.56	0.00	11.56	LOCAL	ON-GRADE	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	13.9	0.50	0.49	11.80	1.42	2.08	2.51	11.9	93.31	75.78	0.55	0.17	12.3	10.0	11.01	0.55	0.06	C-2
C-5	SD LAT C-5	1+16.95'	0.00	100	0.50	C-5	10.00	9.80	1.76	8.62	0.00	8.62	LOCAL	ON-GRADE	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	12.4	0.50	0.44	11.80	1.32	2.08	1.94	10.4	82.28	53.61	0.61	0.19	10.4	10.0	8.60	0.02	0.00	C-2
C-7	SD LAT C-7	1+60.76'	0.00	100	0.50	C-7	10.00	9.80	2.39	11.71	0.00	11.71	LOCAL	ON-GRADE	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	13.9	0.50	0.49	11.97	1.42	2.08	2.51	11.9	93.25	75.65	0.55	0.17	12.4	15.0	18.33	0.00	0.00	C-2
C-8	SD LAT C-8	1+21.55'	0.00	100	0.50	C-6	10.00	9.80	1.58	7.74	0.00	7.74	LOCAL	ON-GRADE	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	11.9	0.50	0.42	11.97	1.28	2.08	1.74	9.9	78.19	46.32	0.63	0.19	9.8	15.0	21.25	0.00	0.00	C-2
C-9	SD LAT C-9	1+58.80'	0.00	100	0.50	C-8	10.00	9.80	1.19	5.83	0.00	5.83	LOCAL	ON-GRADE	0.0175	0.022	STRAIGHT	0.036	0.50	2.0	14.0	8.7	0.50	0.31	20.73	1.05	2.08	0.80	6.7	56.39	16.39	0.77	0.23	10.9	10.0	5.76	0.07	0.01	C-3
C-10	SD LAT C-10	1+21.96'	0.00	100	0.50	C-9	10.00	9.80	0.21	1.03	0.00	1.03	LOCAL	ON-GRADE	0.0175	0.022	STRAIGHT	0.036	0.50	2.0	14.0	4.5	0.50	0.16	20.73	0.75	2.08	0.11	2.5	32.41	1.23	0.96	0.28	4.7	10.0	6.19	0.00	0.00	C-3
C-11	SD LAT C-11	1+20.51'	0.00	100	0.50	C-10	10.00	9.80	4.44	21.76	0.00	21.76	LOCAL	ON-GRADE	0.0175	0.066	STRAIGHT	0.036	0.50	2.0	14.0	11.6	0.50	0.41	36.09	1.25	2.08	1.63	9.6	75.94	42.53	0.64	0.20	29.1	20.0	19.08	2.68	0.27	C-3
C-12	SD LAT C-12	1+16.74'	0.00	100	0.50	C-11	10.00	9.80	4.20	20.58	0.00	20.58	LOCAL	ON-GRADE	0.0175	0.066	STRAIGHT	0.036	0.50	2.0	14.0	11.3	0.50	0.40	36.09	1.24	2.08	1.55	9.3	74.23	39.76	0.65	0.20	28.2	20.0	18.35	2.23	0.23	C-2
C-13	SD LINE C	12+98.28'	0.00	100	0.50	C-12	10.00	9.80	0.46	2.25	0.00	2.25	LOCAL	DROP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.00	0.20	24.70	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.7	8.0	24.70	0.00	0.00	C-12
C-14	SD LINE C	12+57.71'	0.00	100	0.50	C-13	10.00	9.80	11.51	56.40	0.00	56.40	LOCAL	DROP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.00	0.94	61.74	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	18.3	20.0	61.74	0.00	0.00	C-13
D-1	SD LINE D	1+98.69	0.00	100	0.50	D-1	10.00	9.80	0.59	2.89	0.00	2.89	LOCAL	SAG	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	8.2	0.50	0.29	11.80	1.02	2.08	0.70	6.2	53.61	13.68	0.80	0.23	4.3	10.0	4.99	0.00	0.00	SAG
D-2	SD LINE D	2+27.73	0.00	100	0.50	D-2	10.00	9.80	2.50	12.25	1.17	13.42	LOCAL	SAG	0.0175	0.007	STRAIGHT	0.036	0.50	2.0	14.0	14.0	0.50	0.50	11.80	1.43	2.08	2.57	12.0	94.39	78.14	0.55	0.17	12.9	15.0	15.12	0.00	0.00	SAG
E-1	SD LAT E-1	2+16.25	0.00	100	0.50	E-1	10.00	9.80	1.80	8.82	0.00	8.82	LOCAL	ON-GRADE	0.0175	0.021	STRAIGHT	0.036	0.50	2.0	14.0	10.2	0.50	0.37	20.19	1.16	2.08	1.21	8.2	66.70	28.66	0.70	0.21	13.5	15.0	11.42	0.00	0.00	F-2
E-2	SD LAT E-2	1+17.26	0.00	100	0.50	E-2	10.00	9.80	3.08	15.09	0.00	15.09	LOCAL	ON-GRADE	0.0175	0.021	STRAIGHT	0.036	0.50	2.0	14.0	12.5	0.50	0.45	20.19	1.32	2.08	1.98	10.5	83.06	55.05	0.60	0.19	18.2	15.0	14.44	0.65	0.07	F-2
E-3	SD LAT E-3	1+16.67	0.00	100	0.50	E-3	10.00	9.80	0.21	1.03	0.00	1.03	LOCAL	ON-GRADE	0.0175	0.032	STRAIGHT	0.036	0.50	2.0	14.0	4.2	0.50	0.15	25.23	0.73	2.08	0.09	2.2	30.78	0.86	0.97	0.28	5.3	10.0	4.73	0.00	0.00	F-1
E-4	SD LAT E-4	1+16.98	0.00	100	0.50	E-4	10.00	9.80	0.31	1.52	0.00	1.52	LOCAL	ON-GRADE	0.0175	0.032	STRAIGHT	0.036	0.50	2.0	14.0	4.9	0.50	0.17	25.23	0.78	2.08	0.15	2.9	34.17	1.72	0.95	0.27	6.3	10.0	4.60	0.00	0.00	F-2
F-1	SD LINE F	1+43.07	0.00	100	0.50	F-1	10.00	9.80	0.30	1.47	0.00	1.47	LOCAL	ON-GRADE	0.0175	0.010	STRAIGHT	0.036	0.50	2.0	14.0	6.0	0.50	0.21	14.10	0.86	2.08	0.28	4.0	40.20	4.13	0.91	0.26	4.5	10.0	9.95	0.00	0.00	OS-7
F-2	SD LINE F	1+72.07	0.00	100	0.50	F-2	10.00	9.80	0.96	4.70	0.65	5.35	LOCAL	ON-GRADE	0.0175	0.010	STRAIGHT	0.036	0.50	2.0	14.0	9.7	0.50	0.35	14.10	1.12	2.08	1.06	7.7	63.14	24.04	0.72	0.22	8.6	10.0	7.57	0.00	0.00	OS-7
G-1	SD LINE G	5+72.67	0.00	100	0.50	G-1	10.00	9.80	3.41	16.71	0.00	16.71	LOCAL	ON-GRADE	0.0175	0.019	STRAIGHT	0.036	0.50	2.0	14.0	13.2	0.50	0.47	19.59	1.37	2.08	2.22	11.2	87.86	64.37	0.58	0.18	19.0	15.0	15.70	1.01	0.10	A-9
G-2	SD LAT G-1	1+10.72	0.00	100	0.50	G-2	10.00	9.80	2.25	11.03	0.00	11.03	LOCAL	ON-GRADE	0.0175	0.019	STRAIGHT	0.036	0.50	2.0	14.0	11.3	0.50	0.40	19.59	1.23	2.08	1.53	9.3	73.83	39.13	0.65	0.20	15.0	15.0	11.02	0.00	0.00	A-8
H-1	SD LAT H-1	1+23.60	0.00	100	0.50	H-1	10.00	9.80	1.81	8.87	0.00	8.87	LOCAL	ON-GRADE	0.0175	0.018	STRAIGHT	0.036	0.50	2.0	14.0	10.5	0.50	0.38	18.92	1.18	2.08	1.29	8.5	68.59	31.28	0.69	0.21	13.1	10.0	8.21	0.66	0.07	D-2
H-2	SD LINE H	5+06	0.00	100	0.50	H-2	10.00	9.80	1.71	8.38	0.00	8.38	LOCAL	ON-GRADE	0.0175	0.018	STRAIGHT	0.036	0.50	2.0	14.0	10.3	0.50	0.37	18.92	1.16	2.08	1.23	8.3	67.06	29.16	0.70	0.21	12.7	10.0	7.87	0.51	0.05	D-2

| System ID | Conduit Properties | | | | | | | | | | | | | | Incremental Drainage Area | | | | | | | | Pipe Calculations | | | | | | | | | | | | | | | | | | |

System ID	Conduit Properties														Incremental Drainage Area				Pipe Calculations																			
	Collection Point Station					Box																					HGL		Headloss Calculations									
	U/S	D/S	Length	# of Barrels	Pipe Size	Span	Rise	Type	Area	Wetted Perimeter	Hydraulic Radius	Manning's n	Flowline Elevation		Slope	Inlet ID	Area	Runoff Coefficient	Incremental C * A	Accumulated C * A	Upstream T_C	Design Storm Frequency	Intensity	Runoff	Conduit Capacity	Partial Flow	Velocity	Time in Conduit	Friction Slope	Friction Headloss	U/S	D/S	$V_1^2/2g$	$V_2^2/2g$	Junction Type	Coefficient K_j	Headloss	Design HGL	Top of Curb Elevation	HGL Depth Below T/C	Remarks
										P_W		n	U/S	D/S			Area	C	CA	CA	T_C		I	Q	Q_c	(YES/NO)	V		S_f						K_j	H_L				
			(ft)		(in)	(in)	(in)		(ft^2)	(ft)	(ft)		(ft)	(ft)	(ft/ft)		(ac)				(min)	(yr)	(in/hr)	(cfs)	(cfs)		(ft/s)	(min)	(ft/ft)	(ft)			(ft)	(ft)			(ft)			(ft)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)	(35)	(36)	(37)	(38)	(39)	(40)	(41)	(42)
SD LINE C	12+98.28'	12+57.71'	40.57	N/A	36.00	N/A	N/A	RCP	7.07	9.42	0.75	0.013	546.63	546.30	0.008	C-14	11.51	0.50	5.76	5.76	10.00	100	9.80	56.40	59.82	YES	7.98	0.08	0.005	0.20	551.10	550.91	0.99	0.99	INLET		1.24	552.34	552.70	0.36	
SD LINE C	12+57.71'	12+22.19'	35.53	N/A	36.00	N/A	N/A	RCP	7.07	9.42	0.75	0.013	546.30	546.02	0.008	C-13	0.46	0.50	0.23	5.99	10.00	100	9.80	58.65	59.82	YES	8.30	0.07	0.005	0.18	549.57	549.39	1.07	1.07	INLET		1.34	550.91	552.90	1.99	
SD LINE C	12+22.19'	11+85.86'	36.33	N/A	36.00	N/A	N/A	RCP	7.07	9.42	0.75	0.013	546.02	545.73	0.008			0.50		5.99	10.00	100	9.80	58.65	59.82	YES	8.30	0.07	0.005	0.18	549.39	549.21	1.07	1.07	NULL		0.00	549.39	557.34	7.95	
SD LINE C	11+85.86'	11+70.73'	15.13	N/A	36.00	N/A	N/A	RCP	7.07	9.42	0.75	0.013	545.73	545.61	0.008			0.50		5.99	10.00	100	9.80	58.65	59.82	YES	8.30	0.03	0.005	0.08	549.21	549.13	1.07	1.07	NULL		0.00	549.21	557.00	7.79	
SD LINE C	11+70.73'	11+65.73'	5.00	N/A	42.00	N/A	N/A	RCP	9.62	11.00	0.88	0.013	545.11	545.04	0.014			0.50		5.99	10.00	100	9.80	58.65	119.36	YES	6.10	0.01	0.003	0.01	549.13	549.12	0.58	0.58	NULL		0.00	549.13	556.00	6.87	
SD LINE C	11+65.73'	11+59.58'	6.15	N/A	42.00	N/A	N/A	RCP	9.62	11.00	0.88	0.013	545.04	544.95	0.014	C-12	4.20	0.50	2.10	8.09	10.00	100	9.80	77.01	119.36	YES	8.00	0.01	0.004	0.02	548.47	548.45	0.99	0.99	WYE	0.35	0.65	549.12	555.68	6.56	
SD LINE C	11+59.58'	10+45.90'	113.68	N/A	42.00	N/A	N/A	RCP	9.62	11.00	0.88	0.013	544.95	543.36	0.014	C-11	4.44	0.50	2.22	10.31	10.00	100	9.80	96.08	119.36	YES	9.99	0.19	0.004	0.50	547.36	546.86	1.55	1.55	WYE	0.50	0.77	548.45	555.29	6.84	
SD LINE C	10+45.90'	7+43.28'	302.62	N/A	48.00	N/A	N/A	RCP	12.57	12.57	1.00	0.013	542.86	537.26	0.019	C-7 to C-10	5.37	0.50	2.69	12.99	10.00	100	9.80	122.33	195.90	YES	9.73	0.52	0.003	1.00	542.86	541.26	1.47	1.47	MANHOLE	0.55	0.81	546.86	549.78	2.92	
SD LINE C	7+43.28'	6+00.00'	143.28	N/A	48.00	N/A	N/A	RCP	12.57	12.57	1.00	0.013	537.26	535.25	0.014	C-4 to C-5	4.12	0.50	2.06	15.05	10.00	100	9.80	141.94	170.42	YES	11.30	0.21	0.004	0.55	539.80	539.25	1.98	1.98	WYE	0.35	1.29	541.26	544.04	2.78	
SD LINE C	6+00.00'	4+17.77'	182.23	N/A	48.00	N/A	N/A	RCP	12.57	12.57	1.00	0.013	535.25	532.70	0.014			0.50		15.05	10.00	100	9.80	141.94	170.42	YES	11.30	0.27	0.004	0.70	537.95	537.25	1.98	1.98	MANHOLE	0.05	0.10	539.25	541.91	2.66	
SD LINE C	4+17.77'	4+12.77'	5.00	N/A	54.00	N/A	N/A	RCP	15.90	14.14	1.13	0.013	532.20	532.12	0.017			0.50		15.05	10.00	100	9.80	141.94	257.09	YES	8.92	0.01	0.002	0.01	537.25	537.24	1.24	1.24	NULL		0.00	537.25	539.20	1.95	
SD LINE C	4+12.77'	3+88.98'	23.79	N/A	54.00	N/A	N/A	RCP	15.90	14.14	1.13	0.013	532.12	531.71	0.017	C-3	2.23	0.50	1.12	16.17	10.00	100	9.80	155.53	257.09	YES	9.78	0.04	0.003	0.06	536.27	536.21	1.48	1.48	WYE	0.35	0.97	537.24	539.13	1.89	
SD LINE C	3+88.98'	3+59.85'	29.13	N/A	54.00	N/A	N/A	RCP	15.90	14.14	1.13	0.013	531.71	531.22	0.017			0.50		16.17	10.00	100	9.80	155.53	257.09	YES	9.78	0.05	0.003	0.08	536.13	536.06	1.48	1.48	NULL		0.00	536.21	538.77	2.56	
SD LINE C	3+59.85'	3+03.54'	56.31	N/A	54.00	N/A	N/A	RCP	15.90	14.14	1.13	0.013	531.22	530.26	0.017	C-2	2.12	0.50	1.06	17.23	10.00	100	9.80	168.67	257.09	YES	10.61	0.09	0.003	0.16	534.92	534.76	1.75	1.75	WYE	0.35	1.14	536.06	538.34	2.28	
SD LINE C	3+03.54'	2+28.44'	75.12	N/A	54.00	N/A	N/A	RCP	15.90	14.14	1.13	0.013	530.26	528.98	0.017			0.50		17.23	10.00	100	9.80	168.67	257.09	YES	10.61	0.12	0.003	0.21	533.69	533.48	1.75	1.75	NULL		0.00	534.76	537.50	2.74	
SD LINE C	2+28.44'	1+90.75'	37.69	N/A	54.00	N/A	N/A	RCP	15.90	14.14	1.13	0.013	528.98	526.04	0.078			0.50		17.23	10.00	100	9.80	168.67	550.69	YES	10.61	0.06	0.003	0.11	530.65	530.54	1.75	1.75	NULL		0.00	533.48	536.64	3.16	
SD LINE C	1+90.75'	1+52.36'	38.39	N/A	54.00	N/A	N/A	RCP	15.90	14.14	1.13	0.013	526.04	525.66	0.010	C-1 & C-1a	1.67	0.50	0.84	18.06	10.00	100	9.80	176.99	197.18	YES	11.13	0.06	0.003	0.11	527.81	527.70	1.92	1.92	WYE	0.35	1.25	530.54	532.84	2.30	
SD LAT C-1	1+60.56'	1+31.56'	29.00	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	532.33	532.04	0.010	C-1a	1.32	0.50	0.66	0.66	10.00	100	9.80	6.56	10.53	YES	4.98	0.10	0.009	0.26	533.80	533.54	0.39	0.39	INLET		0.48	534.28	536.50	2.22	
SD LAT C-1	1+31.56'	1+00.00'	31.56	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	532.04	529.04	0.095	C-1	0.35	0.50	0.18	0.84	10.00	100	9.80	8.32	32.43	YES	6.94	0.08	0.011	0.36	532.04	530.54	0.75	0.75	INLET		0.93	533.54	536.50	2.96	
SD LAT C-2	1+16.08'	1+00.00'	16.08	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	534.49	534.22	0.017	C-2	2.12	0.50	1.06	1.06	10.00	100	9.80	13.14	13.73	YES	8.32	0.03	0.018	0.29	536.35	536.06	1.07	1.07	INLET		1.34	537.69	538.44	0.75	
SD LAT C-3	1+16.66'	1+00.00'	16.66	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	535.40	535.12	0.017	C-3	2.23	0.50	1.12	1.12	10.00	100	9.80	13.58	13.73	YES	8.43	0.03	0.019	0.31	537.55	537.24	1.10	1.10	INLET		1.38	538.93	539.25	0.32	
SD LAT C-4	3+98.80'	3+82.05'	16.74	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	541.95	541.83	0.007	C-4	2.36	0.50	1.18	1.18	10.00	100	9.80	11.01	13.29	YES	6.07	0.05	0.008	0.14	544.33	544.19	0.57	0.57	INLET		0.72	545.05	546.49	1.44	
SD LAT C-4	3+82.05'	1+50.13'	231.93	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	541.83	540.21	0.007			0.50		1.18	10.00	100	9.80	11.01	13.29	YES	6.11	0.63	0.008	1.89	544.19	542.31	0.58	0.58	NULL		0.00	544.19	546.43	2.24	
SD LAT C-4	1+50.13'	1+46.13'	4.00	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	539.96	539.91	0.014			0.50		1.18	10.00	100	9.80	11.01	26.84	YES	4.88	0.01	0.005	0.02	542.31	542.29	0.37	0.37	NULL		0.00	542.31	544.81	2.50	
SD LAT C-4	1+46.13'	1+17.18'	28.95	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	539.91	539.50	0.014	C-5	1.76	0.50	0.88	2.06	10.00	100	9.80	19.62	26.84	YES	7.32	0.07	0.008	0.25	541.75	541.50	0.83	0.83	WYE	0.35	0.54	542.29	544.78	2.49	
SD LAT C-4	1+17.18'	1+00.00'	17.18	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	539.50	539.26	0.014			0.50		2.06	10.00	100	9.80	19.62	26.84	YES	7.48	0.04	0.008	0.15	541.41	541.26	0.87	0.87	NULL		0.00	541.50	544.17	2.67	
SD LAT C-5	1+16.95'	1+00.00'	16.95	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	540.64	540.41	0.014	C-5	1.76	0.50	0.88	0.88	10.00	100	9.80	8.60	12.46	YES	6.13	0.05	0.012	0.20	542.49	542.29	0.58	0.58	INLET		0.73	543.22	544.84	1.62	
SD LAT C-7	1+60.76'	1+44.86'	15.89	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	546.31	545.72	0.037	C-7	2.39	0.50	1.20	1.20	10.00	100	9.80	11.71	20.34	YES	9.53	0.03	0.016	0.25	547.88	547.63	1.41	1.41	INLET		1.76	549.65	550.52	0.87	
SD LAT C-7	1+44.86'	1+37.60'	7.26	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	545.22	545.16	0.008			0.50		1.20	10.00	100	9.80	11.71	20.29	YES	5.09	0.02	0.005	0.04	547.63	547.59	0.40	0.40	NULL		0.00	547.63	550.43	2.80	
SD LAT C-7	1+37.60'	1+00.00'	37.60	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	545.16	544.86	0.008	C-8	1.58	0.50	0.79	1.99	10.00	100	9.80	19.45	20.29	YES	7.31	0.09	0.008	0.32	547.18	546.86	0.83	0.83	WYE	0.50	0.41	547.59	550.33	2.74	
SD LAT C-8	1+21.55'	1+00.00'	21.55	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	546.32	545.66	0.031	C-8	1.58	0.50	0.79	0.79	10.00	100	9.80	7.74	18.45	YES	5.68	0.06	0.011	0.23	547.82	547.59	0.50	0.50	INLET		0.63	548.45	550.52	2.07	
SD LAT C-9	1+58.80'	1+43.05'	15.75	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	546.51	546.07	0.028	C-9	1.19	0.50	0.60	0.60	10.00	100	9.80	5.76	17.62	YES	5.03	0.05	0.008	0.12	547.69	547.57	0.39	0.39	INLET		0.49	548.19	550.71	2.52	
SD LAT C-9	1+43.05'	1+35.69'	7.37	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	546.07	545.86	0.028			0.50		0.60	10.00	100	9.80	5.76	17.62	YES	4.80	0.03	0.008	0.06	547.43	547.37	0.36	0.36	NULL		0.00	547.57	550.50	2.93	
SD LAT C-9	1+35.69'	1+00.00'	35.69	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	545.86	544.86	0.028	C-10	0.21	0.50	0.11	0.70	10.00	100	9.80	6.79	17.62	YES	4.75	0.13	0.009	0.33	547.19	546.86	0.35	0.35	WYE	0.50	0.18	547.37	550.32	2.95	
SD LAT C-10	1+21.96'	1+00.00'	21.96	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	546.55	545.86	0.032	C-10	0.21	0.50	0.11	0.11	10.00	100	9.80	1.03	18.69	YES	2.73	0.13	0.001	0.03	547.40	547.37	0.12	0.12	INLET		0.14	548.05	550.71	2.66	
SD LAT C-11	1+20.51'	1+00.00'	20.51	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	550.96	546.95	0.196	C-11	4.44	0.50	2.22	2.22	10.00	100	9.80	19.08	46.57	YES	12.89	0.03	0.026	0.54	550.96	548.45	2.58	2.58	INLET		3.23	554.19	556.22	2.03	
SD LAT C-12	1+16.74'	1+00.00'	16.74	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	551.01	547.04	0.238	C-12	4.20	0.50	2.10	2.10	10.00	100	9.80	18.35	51.33	YES	14.95	0.02	0.025	0.42	551.01	549.12	3.47	3.47	INLET		4.34	555.35	556.22	0.87	
SD LINE D	2+72.76'	2+43.76'	29.00	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	532.83	530.95	0.065	D-2	2.50	0.50	1.25	1.25	10.00	100	9.80	13.42	57.83	YES	5.80	0.08	0.006	0.17	533.12	532.95	0.52	0.52	INLET		0.65	534.83	537.60	2.77	
SD LINE D	2+43.76'	1+62.94'	80.82	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	530.95	525.69	0.065	D-1	0.59	0.50	0.30	1.55	10.00	100	9.80	16.31	57.83	YES	5.93	0.23	0.007	0.57	530.95	527.81	0.55	0.55	INLET		0.68	532.95	537.60	4.65	
SD LINE D	1+62.94'	1+47.10'	15.84	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	525.69	525.58	0.007			0.50	0.00	1.55	10.00	100	9.80	16.31	18.98	YES	5.19	0.05	0.007	0.11	527.81	527.70	0.42	0.42	NULL		0.00	527.81	529.50	1.69	
SD LINE E	4+06.54'	3+89.56'	16.98	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	532.47	532.03	0.026	E-4	0.31	0.50	0.16	0.16	10.00	100	9.80	1.52	16.95	YES	4.61	0.06	0.002	0.04	533.57	533.53	0.33	0.33	INLET		0.41	533.98	536.50	2.52	
SD LINE E	3+89.56'	3+79.33'	10.22	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	531.78	531.51	0.026			0.50	0.00	0.16	10.00	100	9.80	1.52	25.81	YES	2.69	0.06	0.001	0.01	533.27	533.26	0.11	0.11	NULL		0.00	533.53	536.70	3.17	
SD LINE E	3+79.33'	3+44.77'	34.56	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	531.51	530.60	0.026	E-3	0.21	0.50	0.11	0.26	10.00	100	9.80	2.55	25.77	YES	2.50	0.23	0.002	0.07	532.42	532.35	0.10	0.10	WYE	0.35	0.06	533.26	535.80	2.54	
SD LINE E	3+44.77'	2+54.92'	89.85	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	530.35	526.23	0.046	E-1 & E-2	4.88	0.50	2.44	2.70	10.00	100	9.80	25.81	48.60	YES	8.46	0.18	0.011	1.00	530.35	528.23	1.11	1.11	MANHOLE	0.05	0.06	532.35	534.70	2.35	
SD LINE E	2+54.92'	1+92.53'	62.39	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	526.23	520.61	0.090			0.50	0.00	2.70	10.00	100	9.80	25.81	68.09	YES	8.46	0.12	0.011	0.70	526.23	522.61	1.11	1.11	NULL		0.00	528.23	531.00	2.77	
SD LINE E	1+92.53'	1+31.73'	60.80	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	520.61	515.12	0.090			0.50	0.00	2.70	10.00	100	9.80	25.81	68.16	YES	8.46	0.12	0.011	0.68	520.61	517.12	1.11	1.11	NULL		0.00	522.61	528.20	5.59	
SD LINE E	1+31.73'	1+00.00'	31.73	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	515.12	514.49	0.020			0.50	0.00	2.70	10.00	100	9.80	25.81	32.00	YES	8.46	0.06	0.011	0.35	516.84	516.49	1.11	1.11	NULL		0.00	517.12	528.20	11.08	
SD LAT E-1	2+16.25'	1+98.50'	17.75	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	532.48	532.23	0.014	E-1	1.80	0.50	0.90	0.90	10.00	100	9.80	8.82	12.51	YES	6.80	0.04	0.012	0.21	534.16	533.94	0.72	0.72	INLET		0.90	535.06	536.70	1.64	
SD LAT E-1	1+98.50'	1+56.26'	42.23	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	531.73	531.14	0.014			0.50	0.00	0.90	10.00	100	9.80	23.26	26.84	YES	4.11	0.17	0.010	0.43	533.94	533.52	0.26	0.26	NULL		0.00	533.94	536.50	2.56	
SD LAT E-1	1+56.26'	1+00.00'	56.26	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	531.14	530.35	0.014	E-2	3.08	0.50	1.54	2.44	10.00	100	9.80	23.26	26.84	YES	7.72	0.12	0.010	0.57	532.92	532.35	0.93	0.93	WYE	0.35	0.60	533.52	535.70	2.18	
SD LAT E-2	1+17.26'	1+00.00'	17.26	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	532.00	531.64	0.021	E-2	3.08	0.50	1.54	1.54	10.00	100	9.80	14.44	15.23	YES	8.55	0.03	0.020	0.34	532.69	532.35	1.14	1.14	INLET		1.42	534.11	535.90	1.79	
SD LAT E-3	1+16.67'	1+00.00'	16.67	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	532.08	531.76	0.019	E-3	0.21	0.50	0.11	0.11	10.00	100	9.80	1.03	14.59	YES	3.28	0.08	0.001	0.02	533.28	533.26	0.17	0.17	INLET		0.21	533.58	536.10	2.52	
SD LINE F	1+72.07'	1+43.07'	29.00	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	515.06	514.43	0.022	F-2	0.96	0.50	0.48	0.48	10.00	100	9.80	5.35	15.52	YES	5.58	0.09	0.007	0.21	516.32	516.11	0.48	0.48	INLET		0.60	516.93	518.90	1.97	
SD LINE F	1+43.07'	1+28.57'	14.50	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	514.18	513.87	0.021	F-1	0.30	0.50	0.15	0.63	10.00	100	9.80	6.82	23.24	YES	4.63	0.05	0.005	0.07	515.69	515.62	0.33	0.33	INLET		0.42	516.11	518.90	2.79	
SD LINE F	1+28.57'	1+00.00'	28.57	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	513.87	512.98	0.031			0.50	0.00	0.63	10.00	100	9.80	6.82	28.02	YES	3.65	0.13	0.005	0.14	515.14	515.00	0.21	0.21	NULL		0.00	515.62	518.90	3.28	
SD LINE H	5+09.18'	4+81.27'	27.91	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	537.31	536.93	0.014	H-2	1.71	0.50	0.86	0.86	10.00	100	9.80	7.87	12.28	YES	6.23	0.07	0.011	0.30	539.06	538.76	0.60	0.60	INLET		0.75	539.81	541.70	1.89	
SD LINE H	4+81.27'	4+44.44'	36.82	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	536.43	536.06	0.010	H-1	1.81	0.50	0.91	1.76	10.00	100	9.80	16.08	22.68	YES	6.62	0.09	0.007	0.26	538.32	538.06	0.68	0.68	WYE	0.35	0.44	538.76	540.20	1.44	
SD LINE H	4+44.44'	3+15.75'	128.69	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	536.06	535.16	0.007			0.50	0.00	1.76	10.00	100	9.80	16.08	18.98	YES	6.62	0.32	0.007	0.90	538.06	537.16	0.68	0.68	NULL		0.00	538.06	540.70	2.64	
SD LINE H	3+15.75'	1+77.14'	138.61	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	535.16	525.71	0.068			0.50	0.00	1.76	10.00	100	9.80	16.08	59.24	YES	5.87	0.39	0.007	0.97	535.16	528.13	0.54	0.54	NULL		0.00	537.16	539.80	2.64	
SD LINE H	1+77.14'	1+57.78'	19.36	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	525.71	525.57	0.007			0.50	0.00	1.76	10.00	100	9.80	16.08	18.98	YES	5.12	0.06	0.007	0.13	528.13	528.00	0.41	0.41	NULL		0.00	528.13	536.00	7.87	
SD LAT H-1	1+29.99'	1+00.00'	29.99	N/A	18.00	N/A	N/A	RCP	1.77	4.71	0.38	0.013	537.68	536.93	0.025	H-1	1.81	0.50	0.91	0.91	10.00	100	9.80	8.21	16.65	YES	6.43	0.08	0.011	0.34	539.10	538.76	0.64	0.64	INLET		0.80	539.90	541.30	1.40	

RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

Johnson Volk Consulting, Inc.

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

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

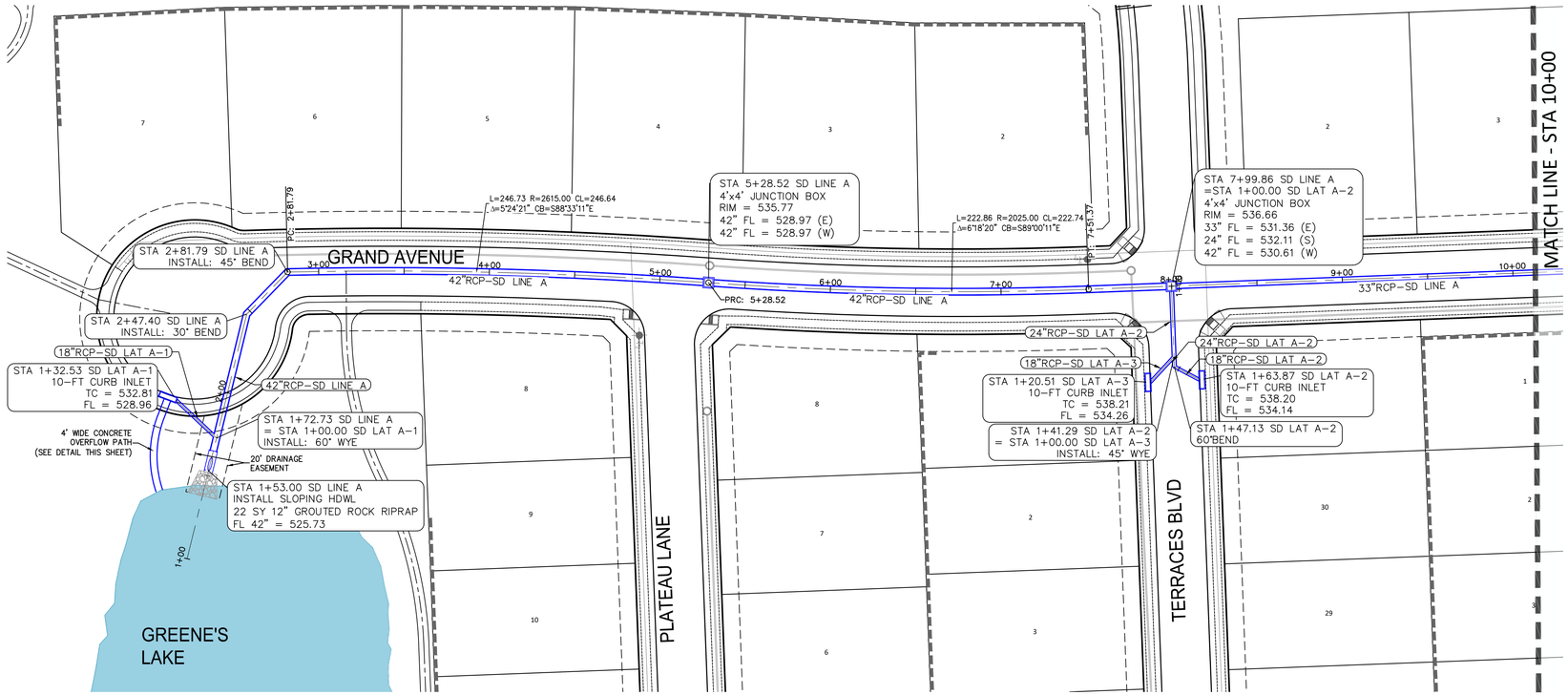
HYDRAULIC CALCULATIONS

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER
03/07/2023

JVC No 2215

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LEGEND

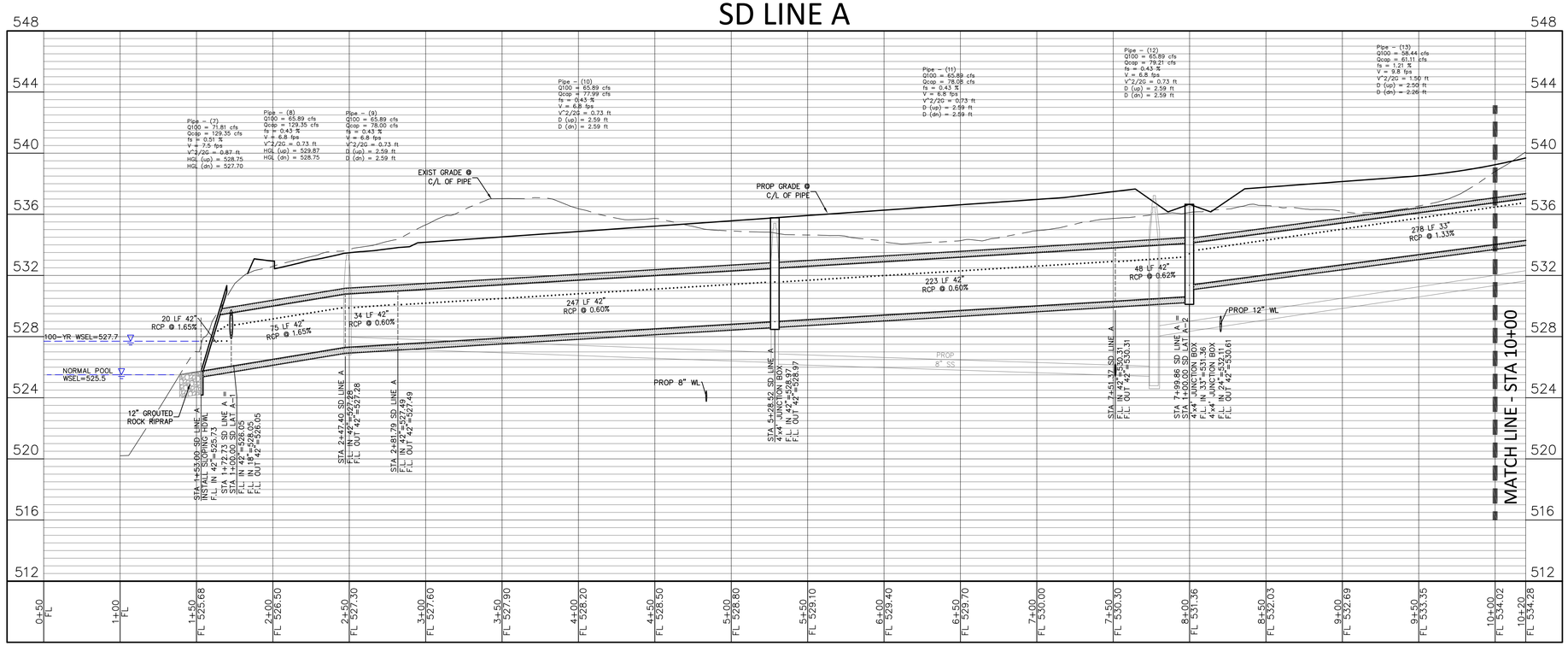
- 634 — EXISTING CONTOUR
- 642 — PROPOSED CONTOUR
- PROPOSED STORM DRAIN

CAUTION!!!

EXISTING UTILITIES

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SD LINE A



PROFILE LEGEND

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

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RECORD DRAWING

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Johnson Volk Consulting, Inc.

THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
03/08/2023

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

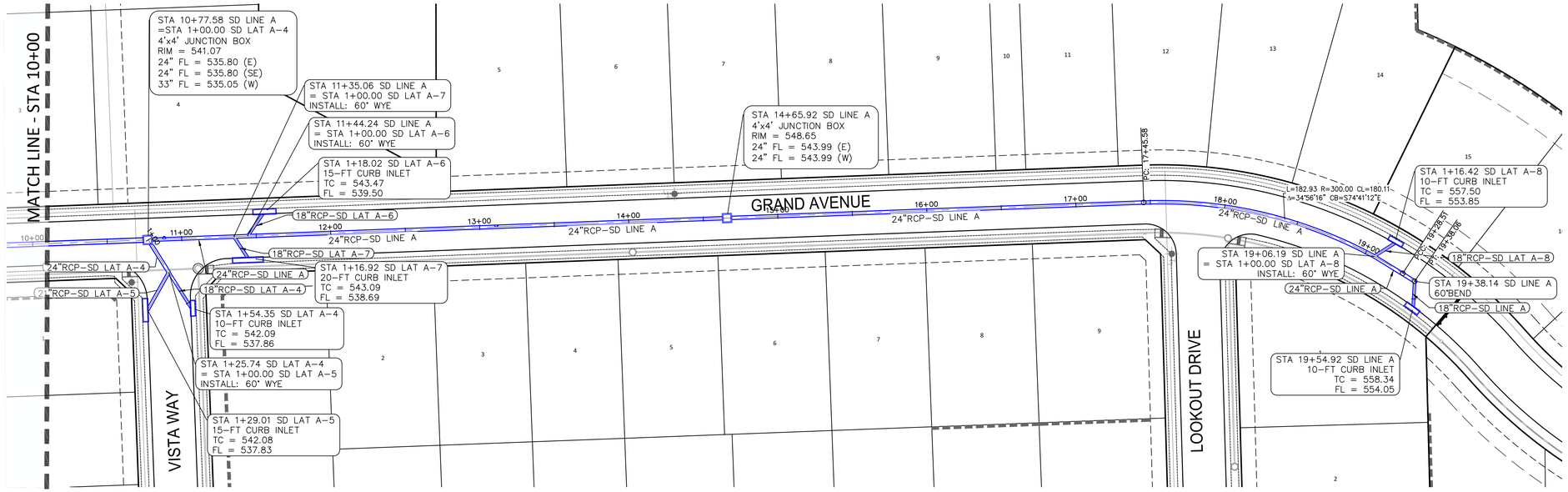
TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

STORM DRAIN PLAN & PROFILE -
SD LINE A 1+00-10+00

JVC No 2215

29

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40 20 0 40

SCALE 1" = 40'

LEGEND

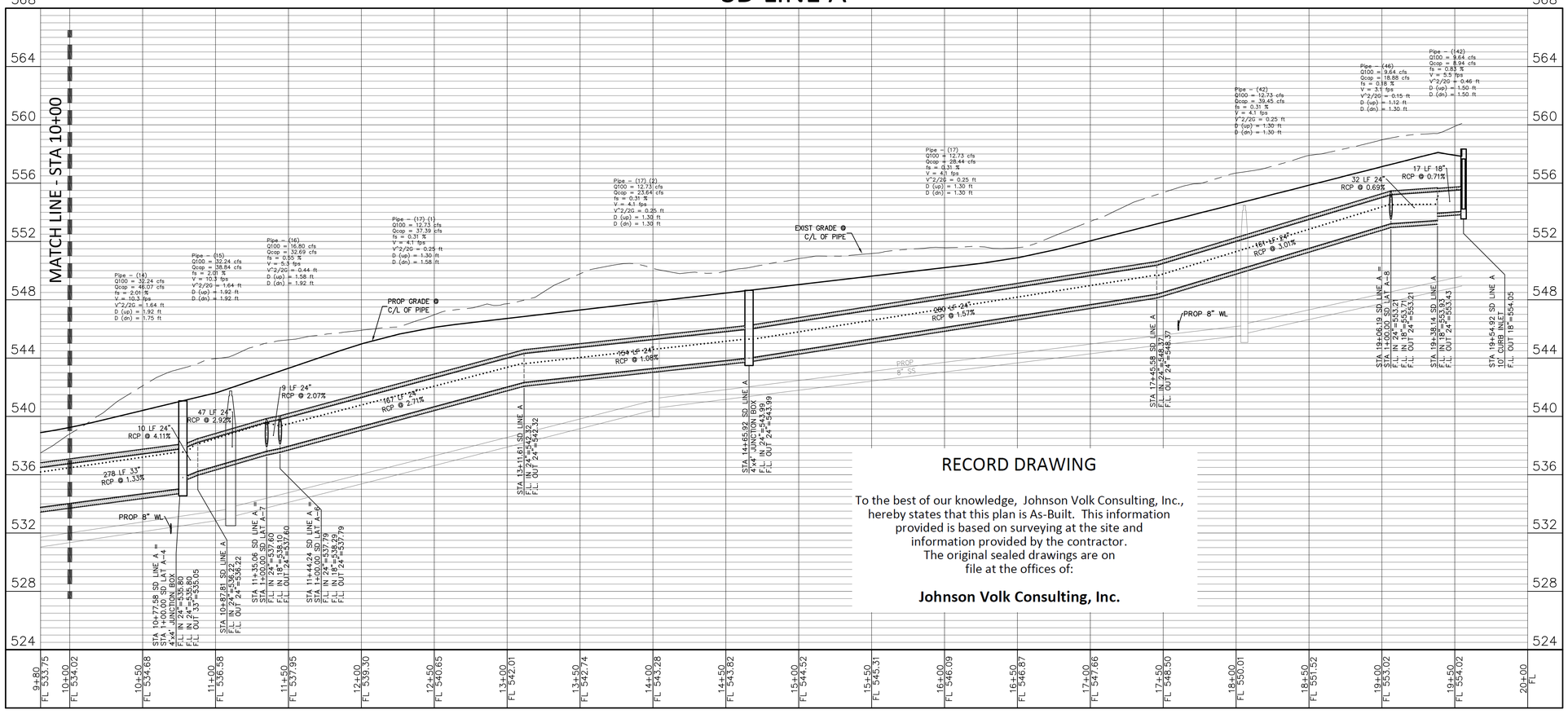
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- PROPOSED STORM DRAIN

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SD LINE A



PROFILE LEGEND

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

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ROCKWALL COUNTY, TEXAS

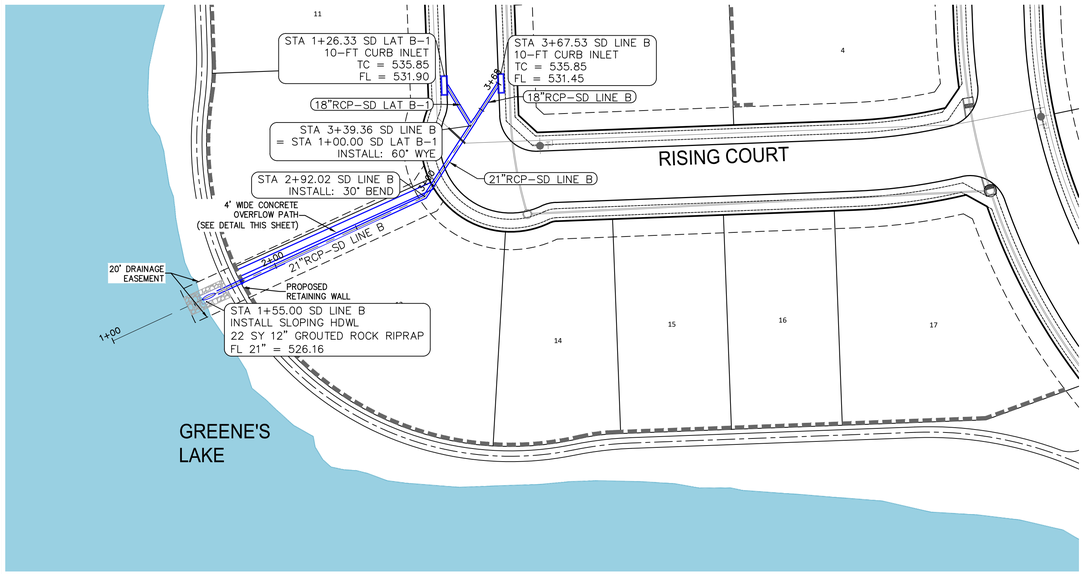
STORM DRAIN PLAN & PROFILE -
SD LINE A 10+00-END

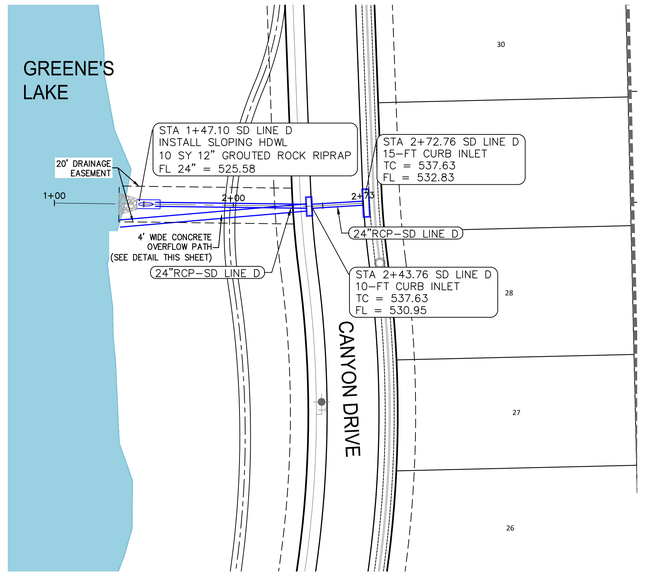
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
03/08/2023

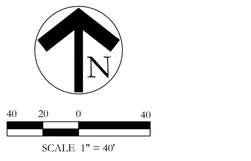
JVC No 2215

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LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM DRAIN

CAUTION!!!

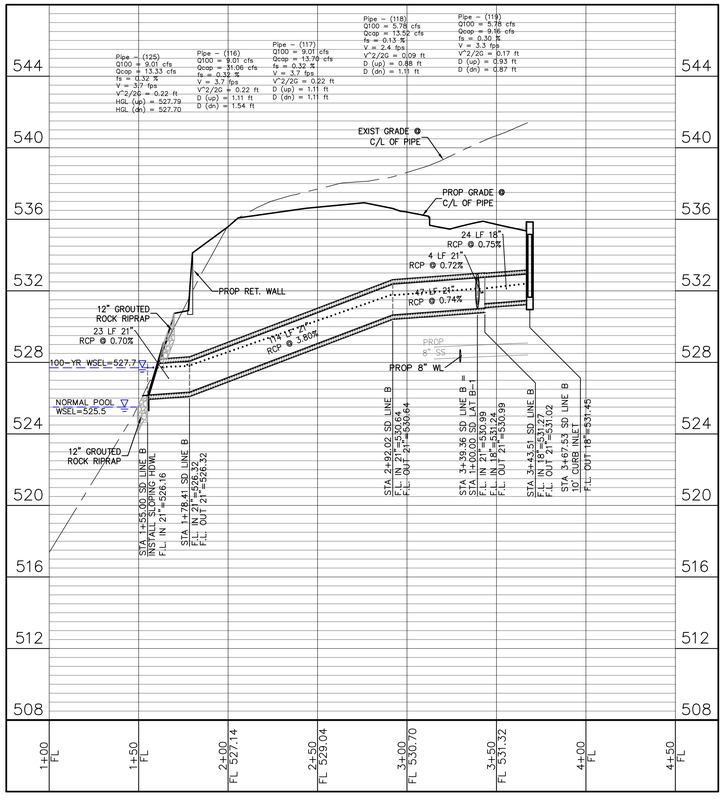
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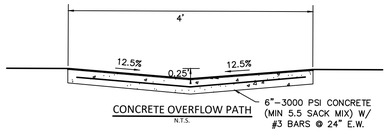
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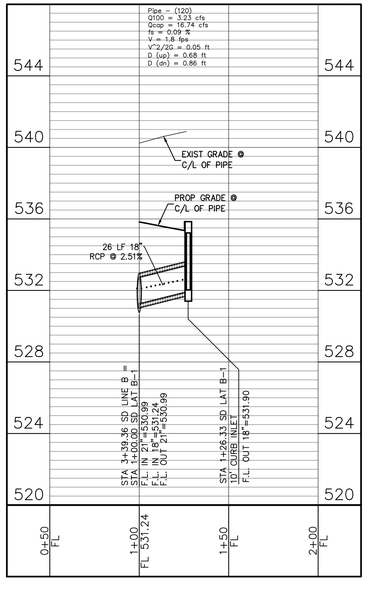
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- - - - - -	EXISTING GRADE
———	FINISHED GRADE
.....	HYDRAULIC GRADE LINE 100-YR/FLOW DEPTH

SD LINE B

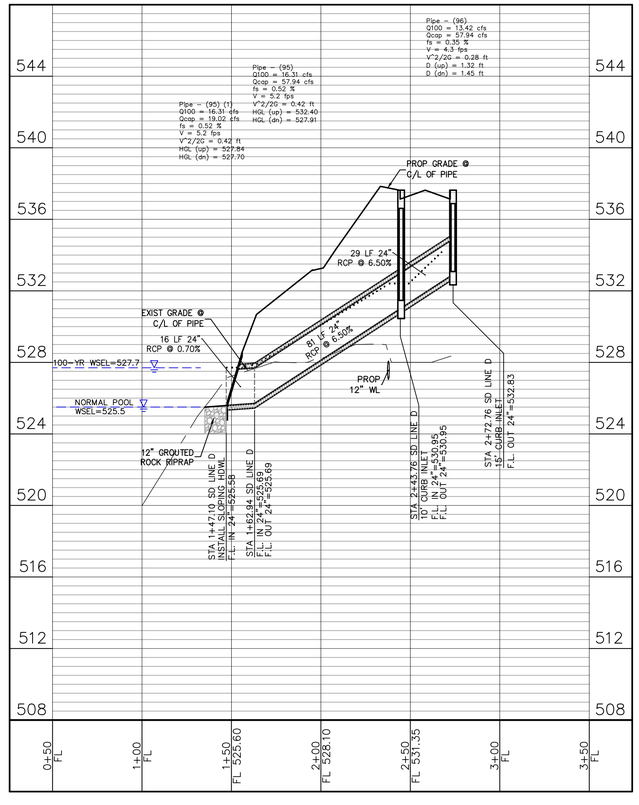




SD LAT B-1



SD LINE D



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TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

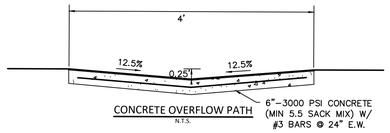
STORM DRAIN PLAN & PROFILE - SD LINES B & D

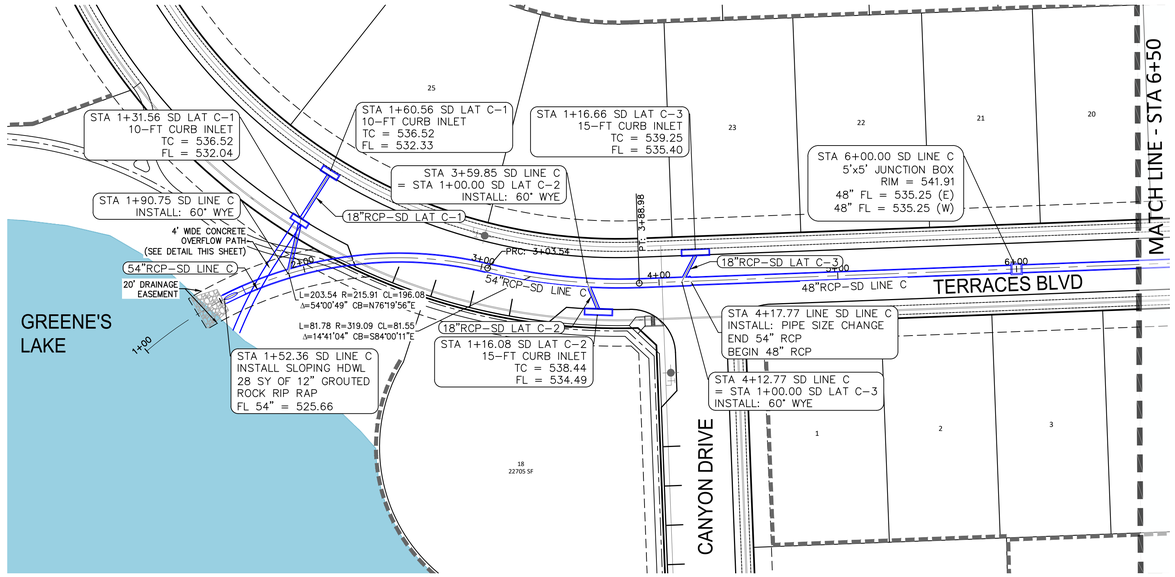
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
03/08/2023

JVC No 2215

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LEGEND

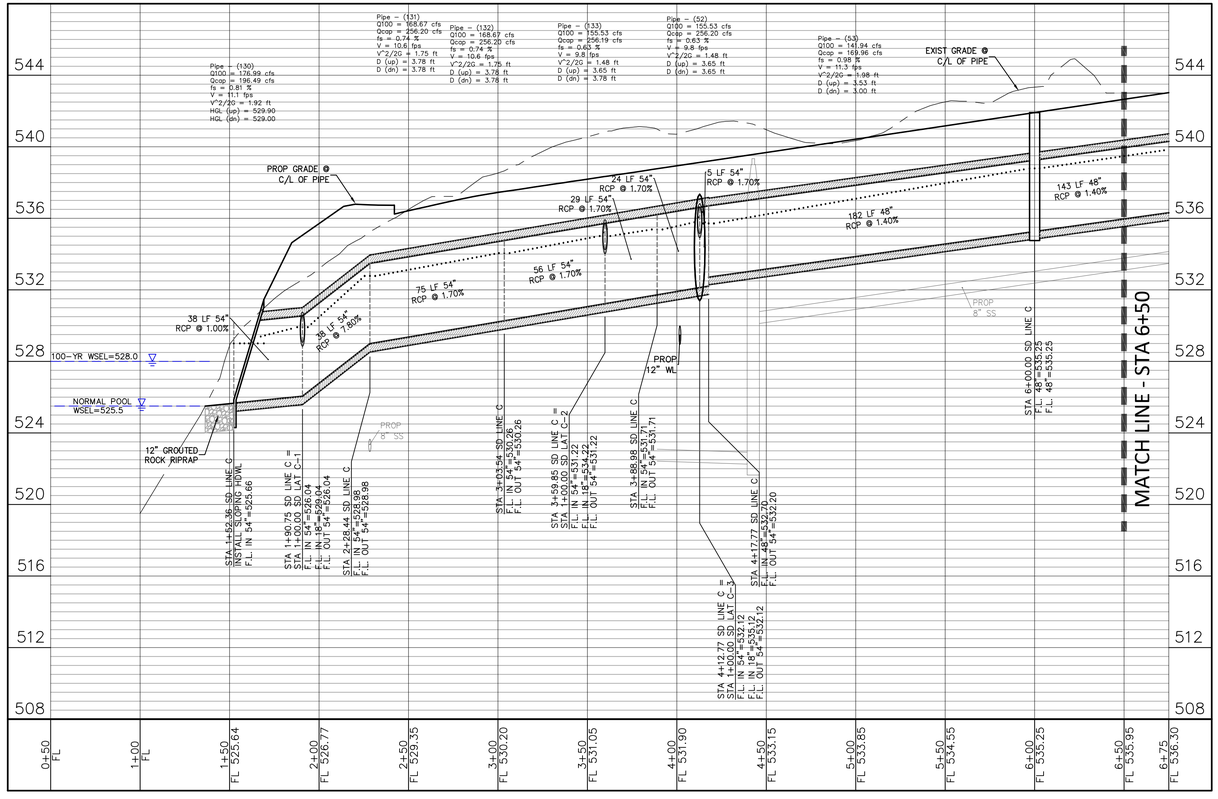
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- PROPOSED STORM DRAIN

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SD LINE C



PROFILE LEGEND

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

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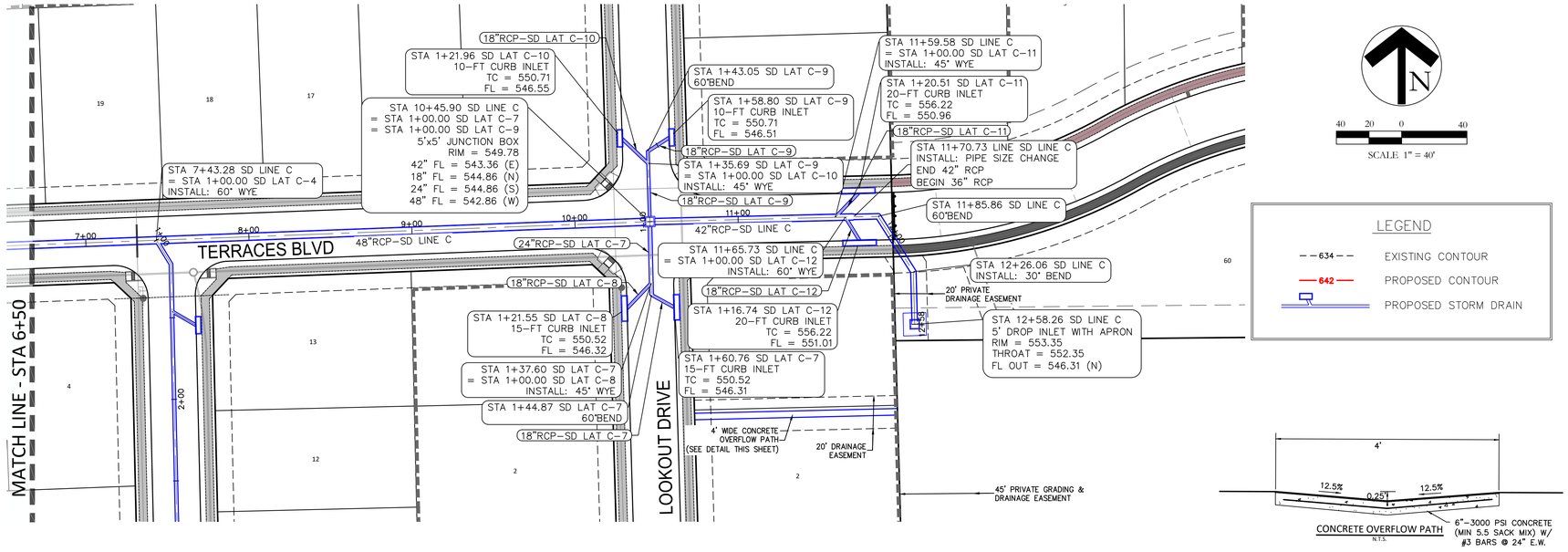
TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

STORM DRAIN PLAN & PROFILE -
SD LINE C - SHEET 1 OF 2

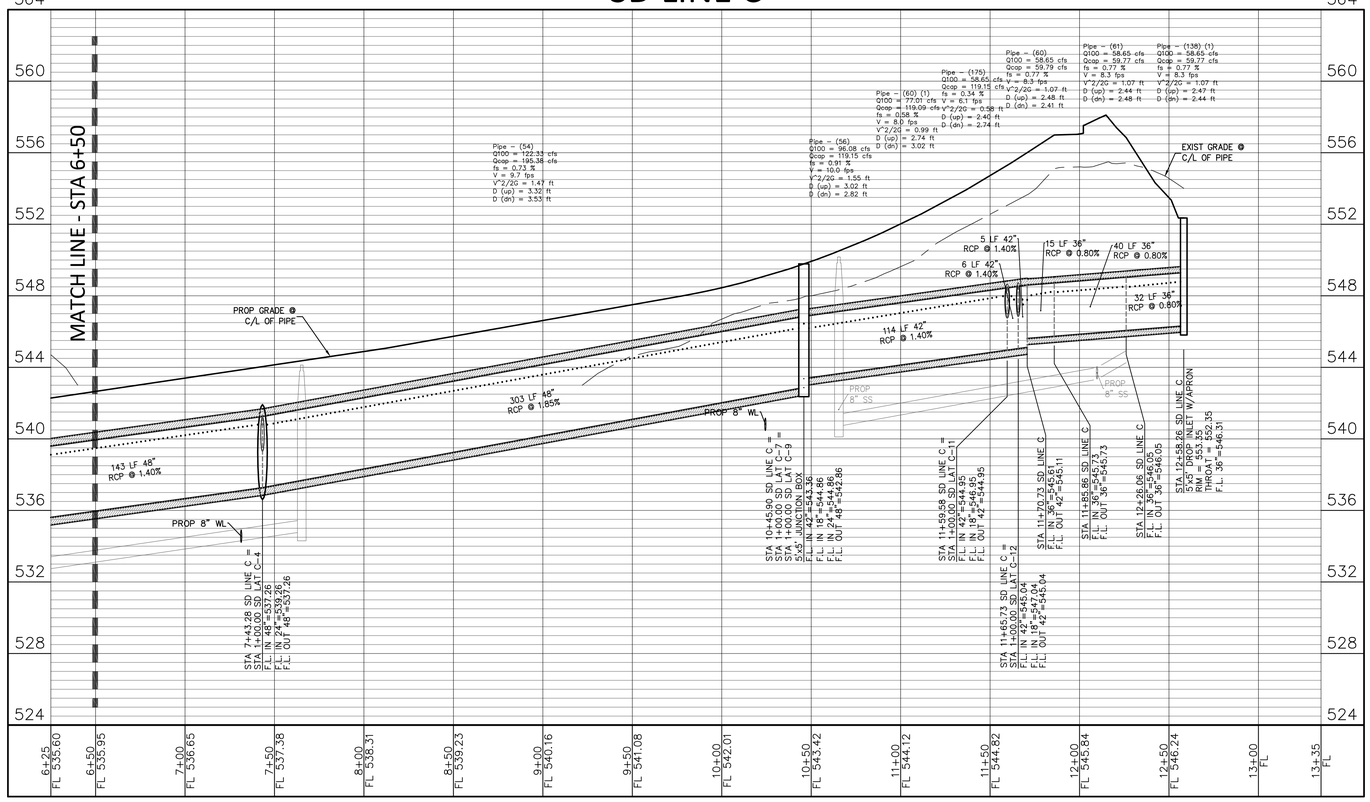
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER
03/08/2023

JVC No 2215

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SD LINE C



PROFILE LEGEND

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

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STATE OF TEXAS
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PROFESSIONAL ENGINEER
04/27/2023

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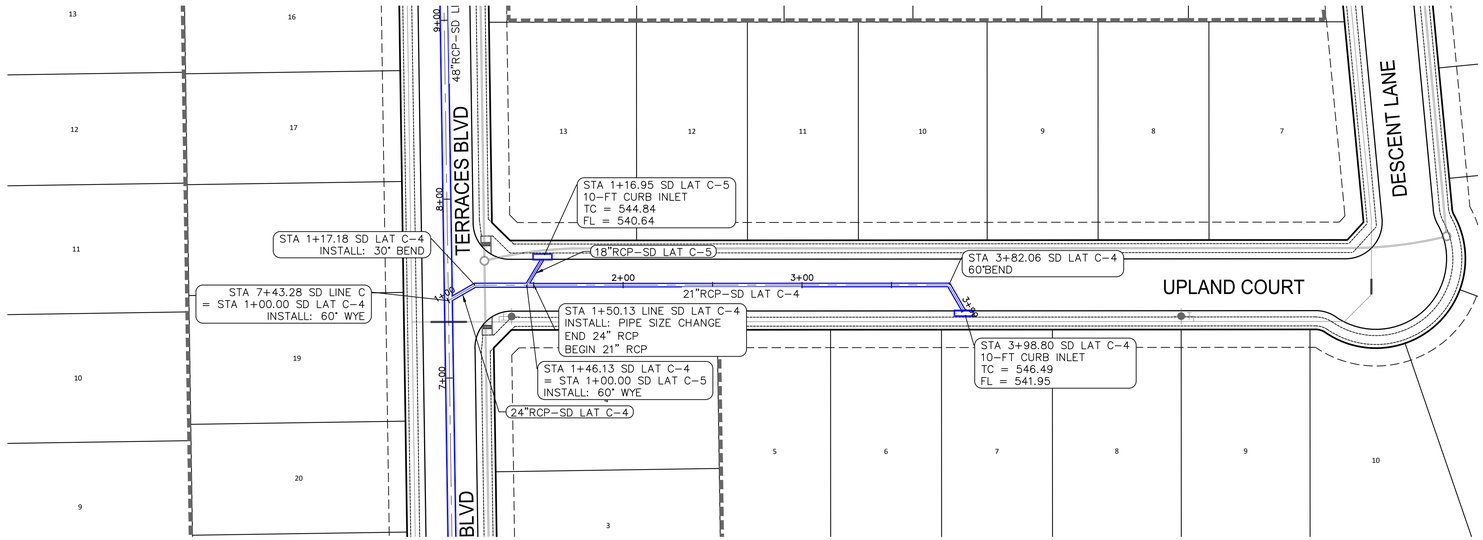
TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

STORM DRAIN PLAN & PROFILE - SD LINE C - SHEET 2 OF 2

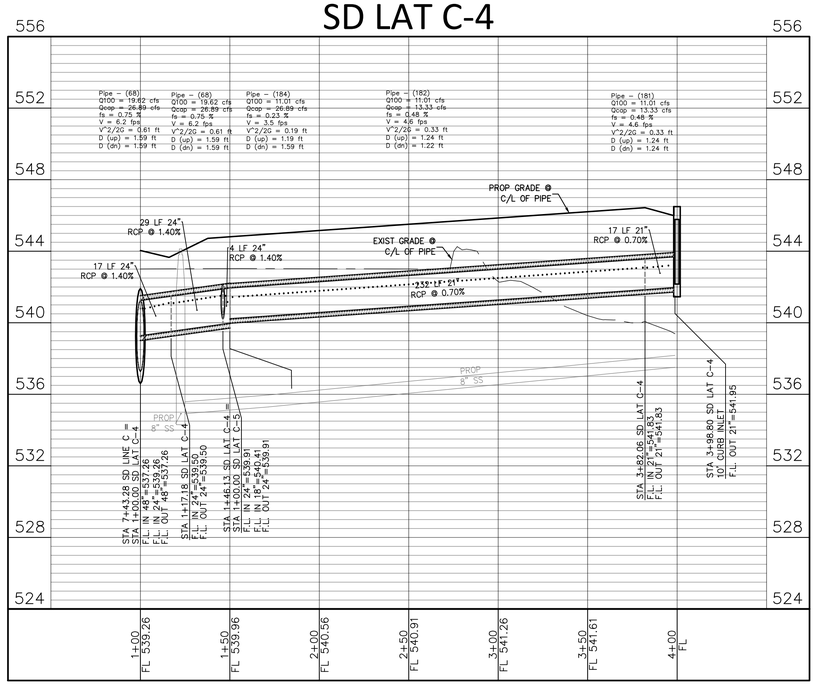
JVC No 2215

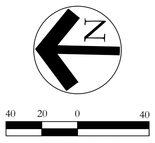
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J:\civil 3d projects\mp - michael joyce properties\2215 - walls green\jvc plans\dwg\sheets\construction plans\phase 1\2215 - storm plan & profile.dwg



SD LAT C-4





LEGEND

- 634 — EXISTING CONTOUR
- 642 — PROPOSED CONTOUR
- PROPOSED STORM DRAIN

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PROFILE LEGEND

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— — — — —	EXISTING GRADE
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TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

STORM DRAIN PLAN & PROFILE - SD LAT C-4

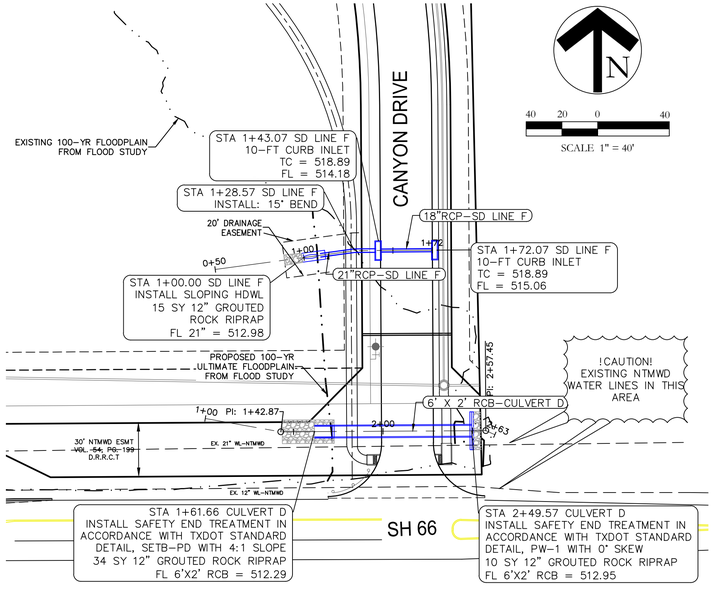
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THOMAS K. DAYTON
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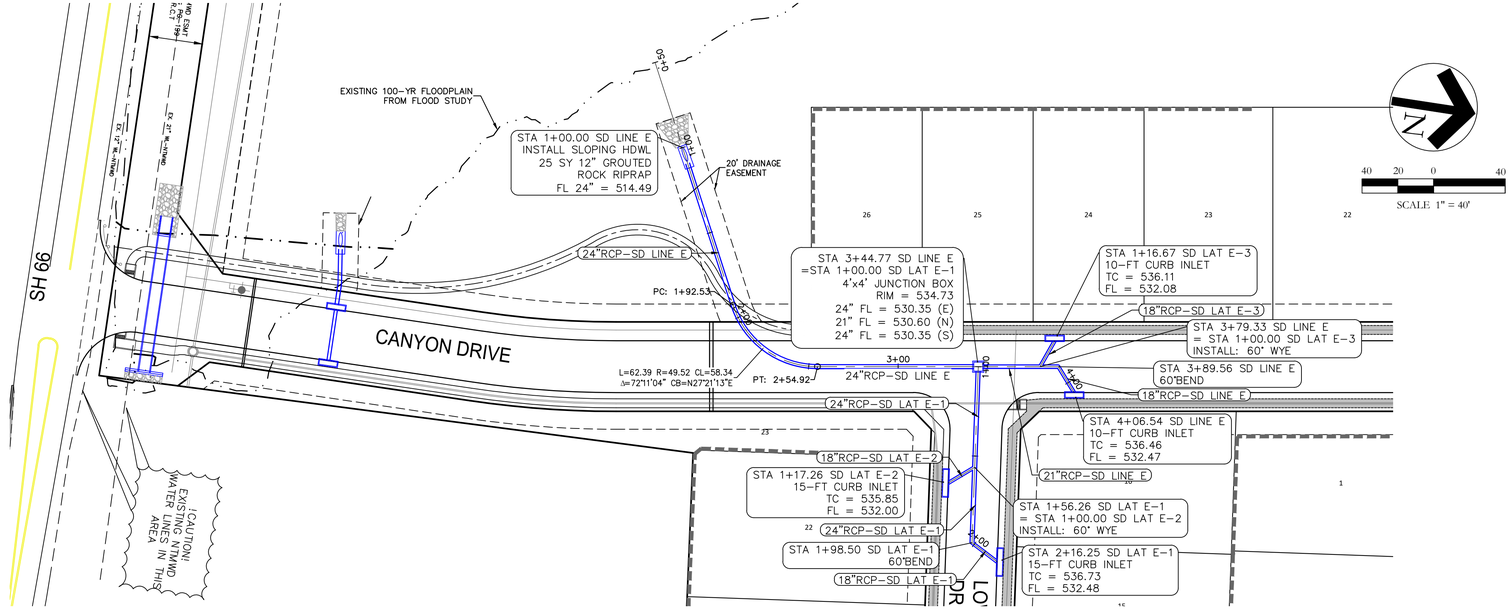
JVC No 2215

34

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NTMWD CONSTRUCTION NOTES:

A. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) 30-INCH WATER PIPELINE IS LOCATED WITHIN LIMITS OF CONSTRUCTION.

B. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMWD EASEMENTS, AS APPROVED BY THE NTMWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE-FEET OF COVER.

C. TO ASSURE THAT PLACING OF SIGNIFICANT LOADS OVER THE NTMWD PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE, NO MATERIALS SHALL BE STOCKPILED ON THE NTMWD EASEMENT WITHOUT AUTHORIZATION FROM THE NTMWD. IF THE CONTRACTOR DESIRES TO USE NTMWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTMWD ENGINEERING AT (972) 442-5405 SO YOUR PLANS FOR USE OF NTMWD'S EASEMENT CAN BE REVIEWED.

D. A MINIMUM OF 4.5 FEET SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF NTMWD PIPELINE IS REQUIRED. IN ADDITION, IF SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF PIPELINE IS LESS THAN 4.5 FEET, LIME STABILIZED IS NOT PERMITTED AND A THICKENED PAVEMENT SECTION IS REQUIRED.

E. CROSSING OF THE NTMWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMWD TO AVOID DAMAGE TO THE NTMWD FACILITIES.

F. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN NTMWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTMWD.

G. UNLESS OTHERWISE SHOWN OR REQUIRED, A MINIMUM OF TWO-FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTMWD PIPELINES. DIRECTIONAL BORE CROSSINGS REQUIRE A MINIMUM OF FOUR-FEET CLEARANCE.

H. BORE CROSSINGS ONLY TO BE PERFORMED BETWEEN 9:00 AM AND 4:00 PM TUESDAY THRU THURSDAY

I. NO TREES ARE ALLOWED WITHIN NTMWD EASEMENT, ONLY CREPE MYRTLES, SHRUBS, AND BUSHES

J. A NTMWD REPRESENTATIVE IS REQUIRED TO BE ON-SITE FOR ANY WORK IN THE VICINITY OF NTMWD PIPELINES, FEATURES, OR FACILITIES

K. "THE CONTRACTOR SHALL CONTACT NTMWD LINE LOCATES AT (469) 626-4569 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD FACILITIES."

PROFILE LEGEND

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

LEGEND

- - 634 - -	EXISTING CONTOUR
—— 642 ——	PROPOSED CONTOUR
	PROPOSED STORM DRAIN

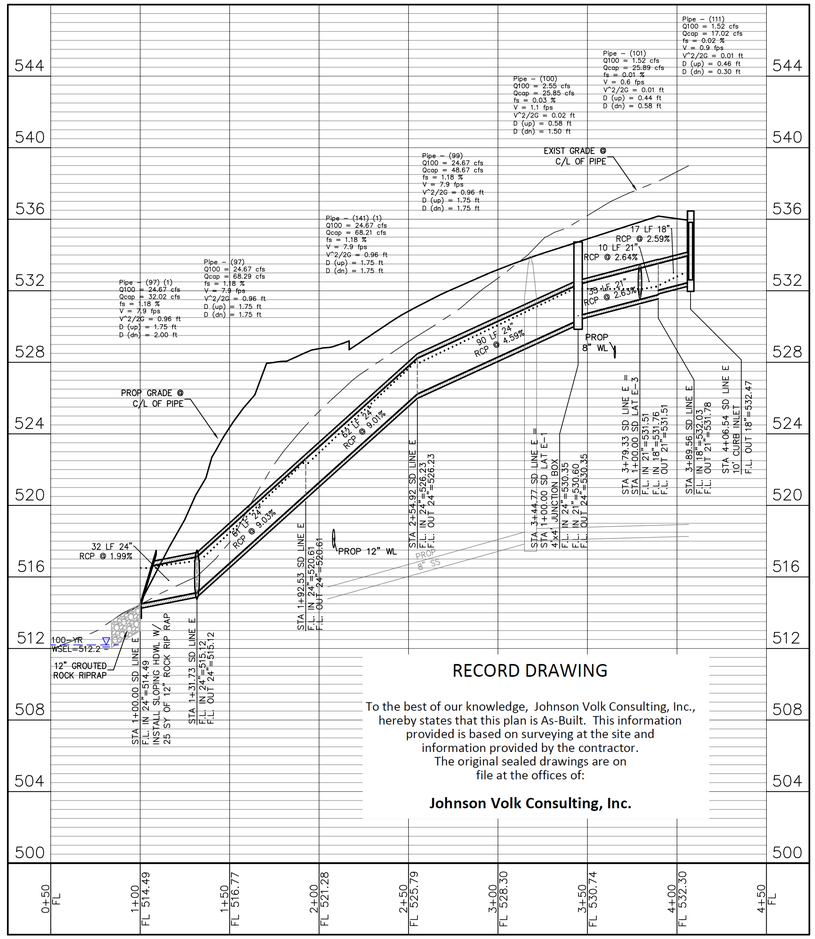
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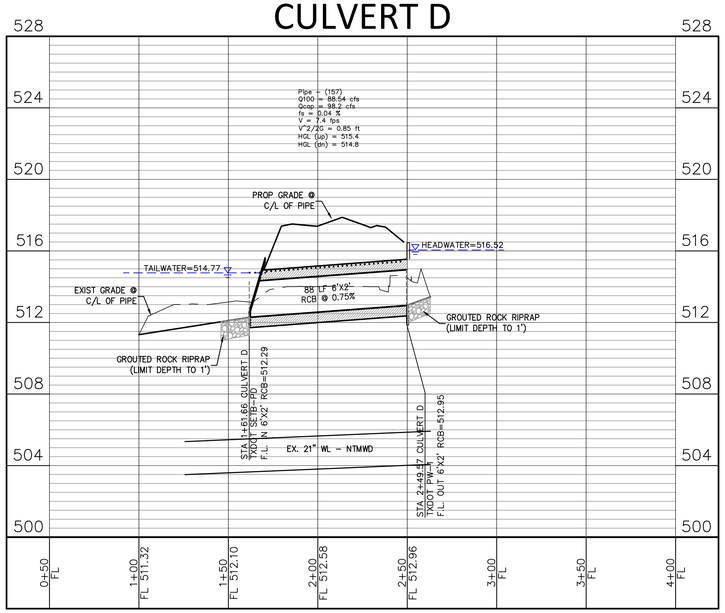
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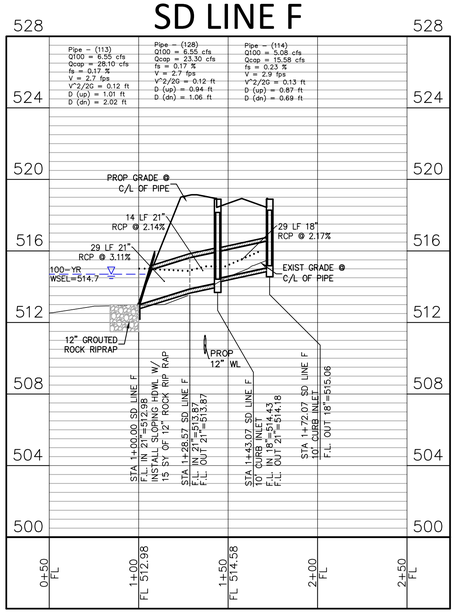
SD LINE E



CULVERT D



SD LINE F



RECORD DRAWING

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STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER
09/28/2023

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

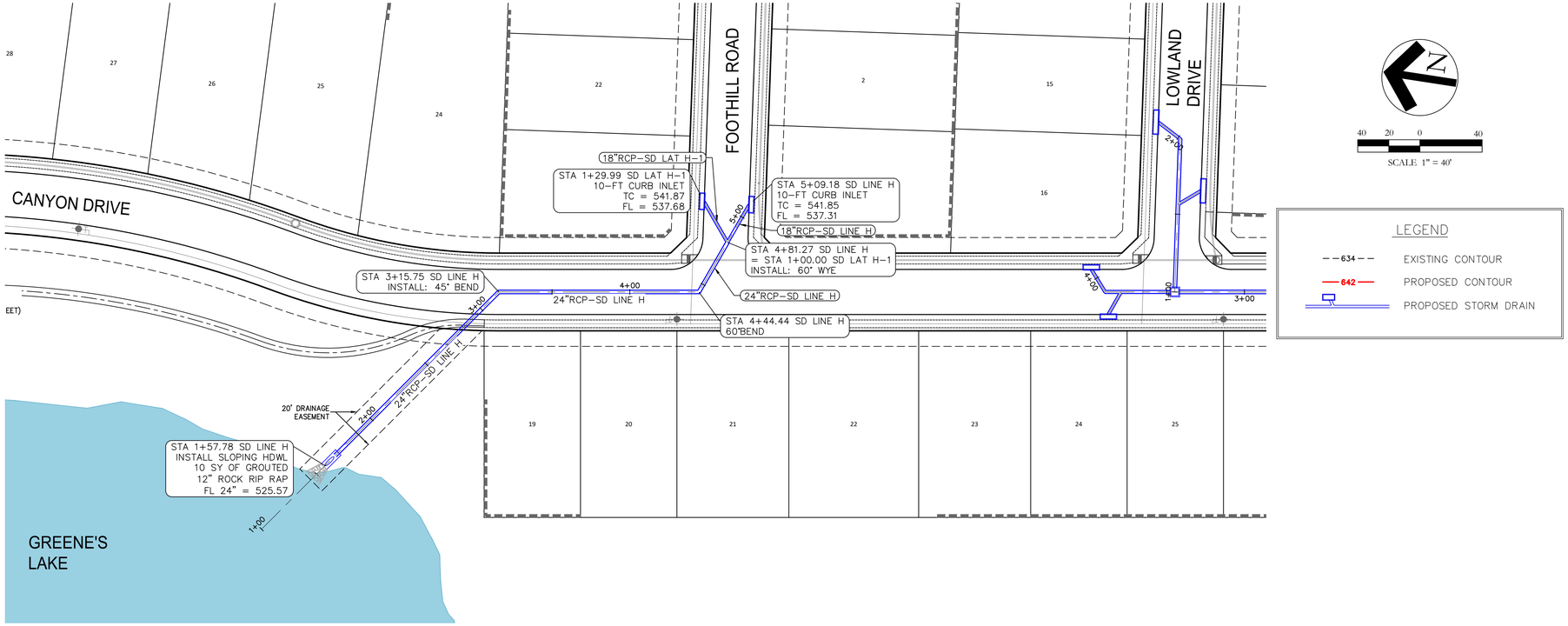
TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

STORM DRAIN PLAN & PROFILE - SD LINES E & F

JVC No 2215

35

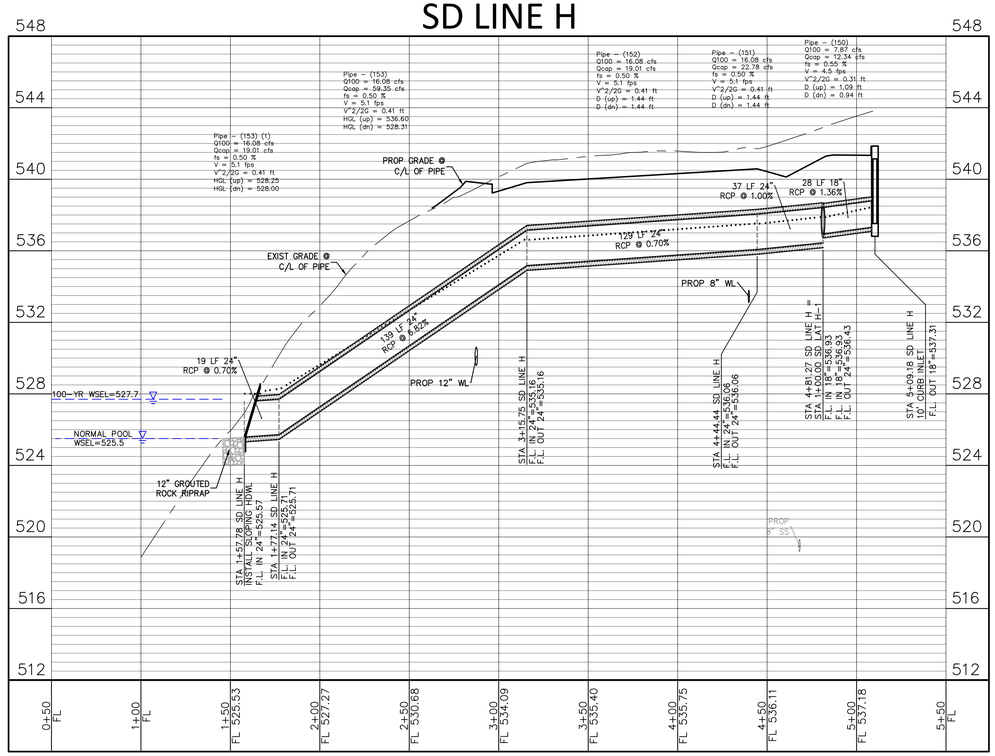
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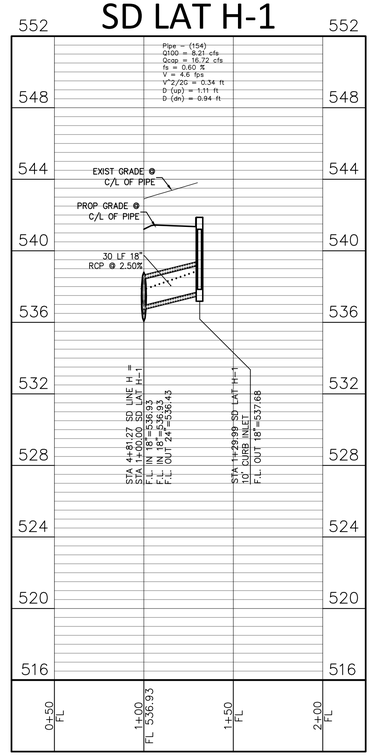
LEGEND

- 634 — EXISTING CONTOUR
- 642 — PROPOSED CONTOUR
- PROPOSED STORM DRAIN

SD LINE H



SD LAT H-1



PROFILE LEGEND

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

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CAUTION!!!

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TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

STORM DRAIN PLAN & PROFILE - SD LINE H

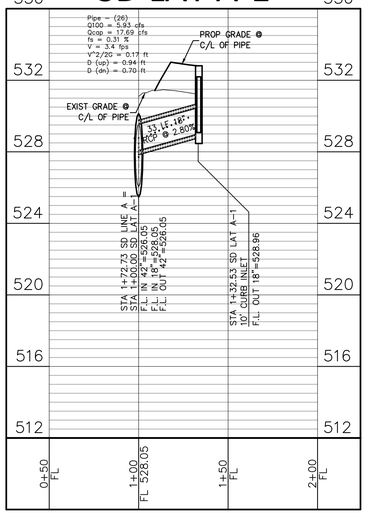
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
03/08/2023

JVC No 2215

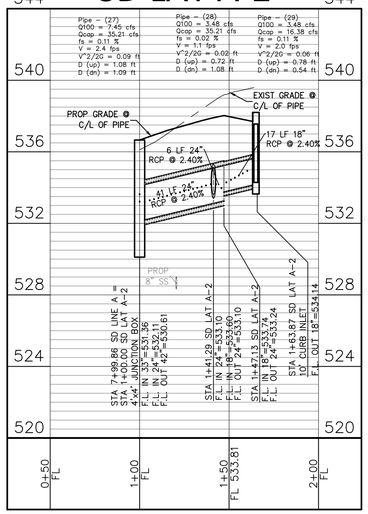
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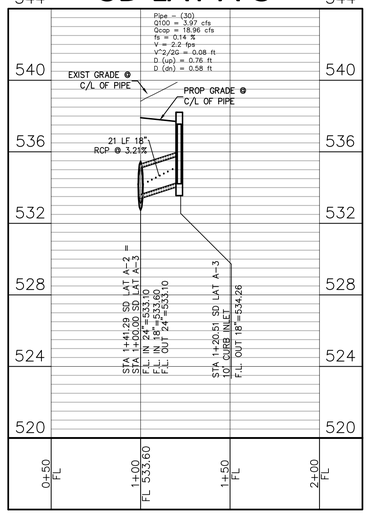
SD LAT A-1



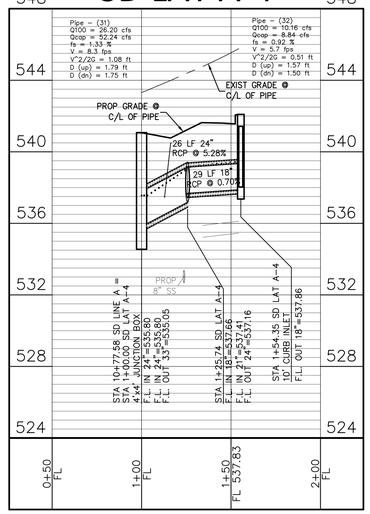
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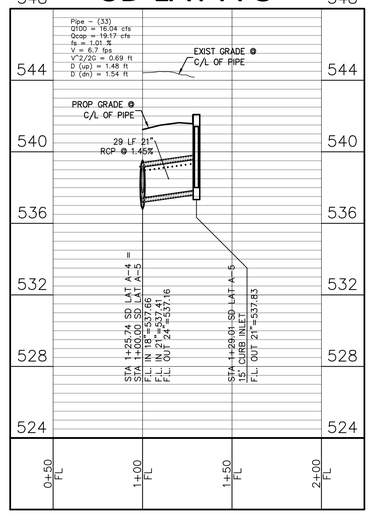
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SD LAT A-4



SD LAT A-5





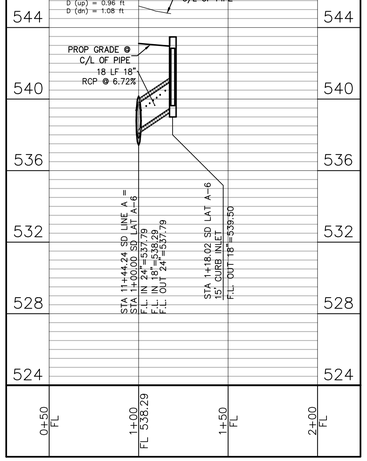
PROFILE LEGEND	
PIPE – (30)	LINE ID
– – – – –	EXISTING GRADE
———	FINISHED GRADE
.....	HYDRAULIC GRADE LINE 100–YR/FLOW DEPTH

CAUTION!!!

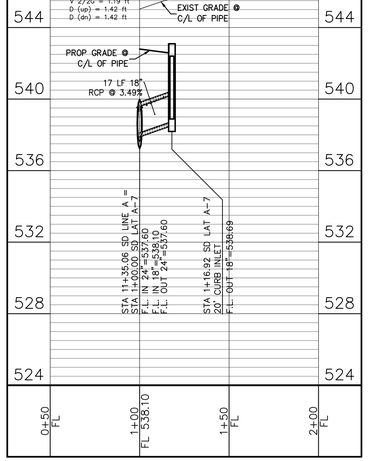
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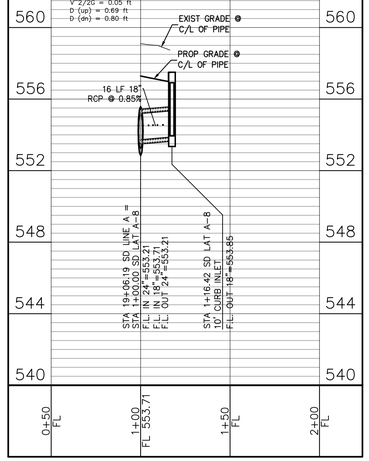
SD LAT A-6



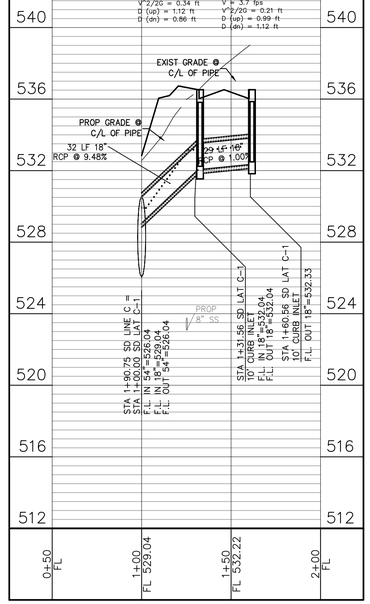
SD LAT A-7



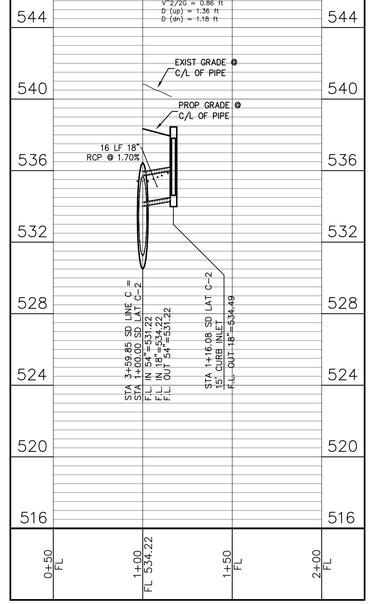
SD LAT A-8



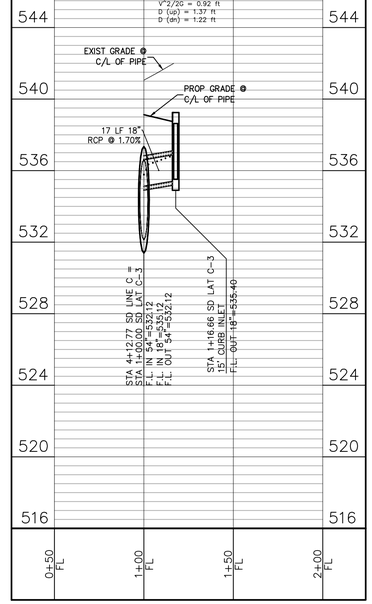
SD LAT C-1



SD LAT C-2



SD LAT C-3



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TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

STORM DRAIN PLAN & PROFILE - SD LATERALS - SHEET 1 OF 3

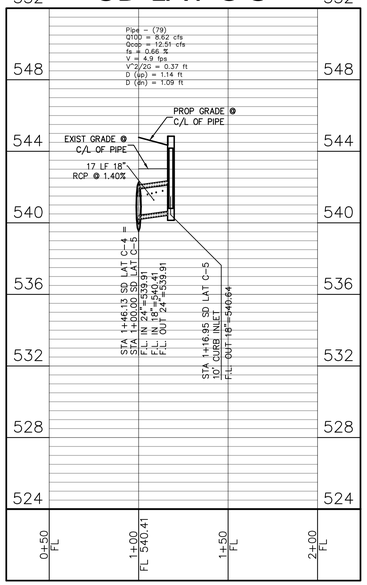
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
03/08/2023

JVC No 2215

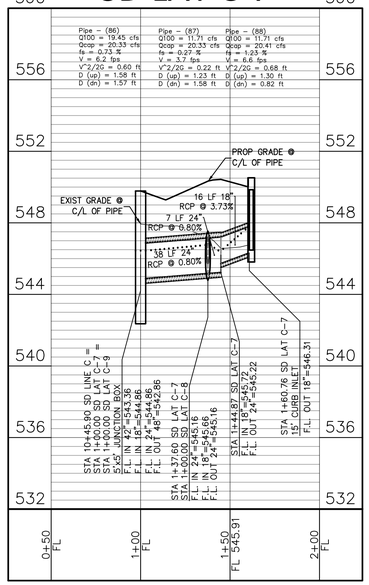
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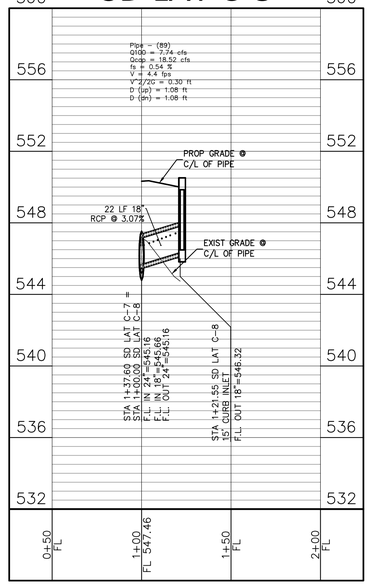
SD LAT C-5



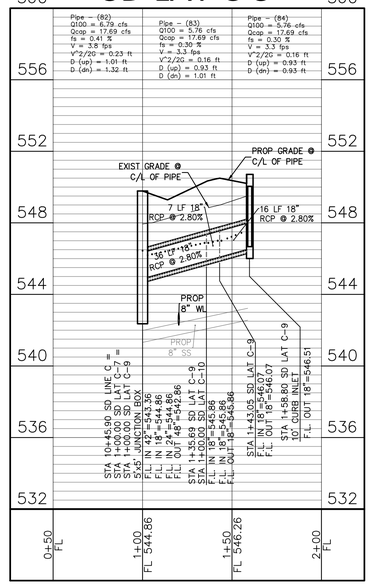
SD LAT C-7



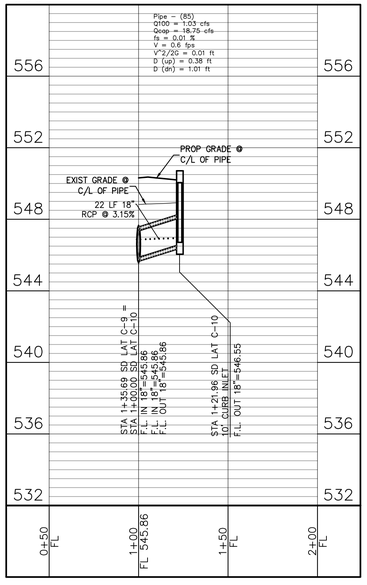
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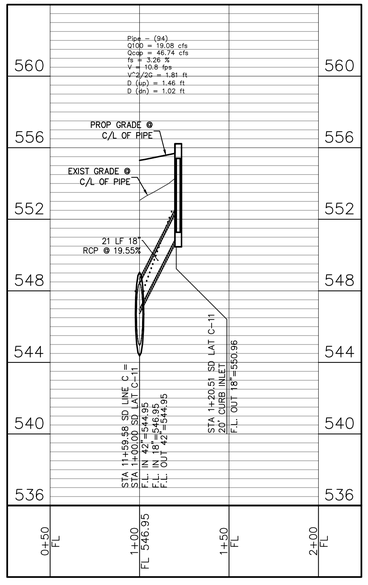
SD LAT C-9



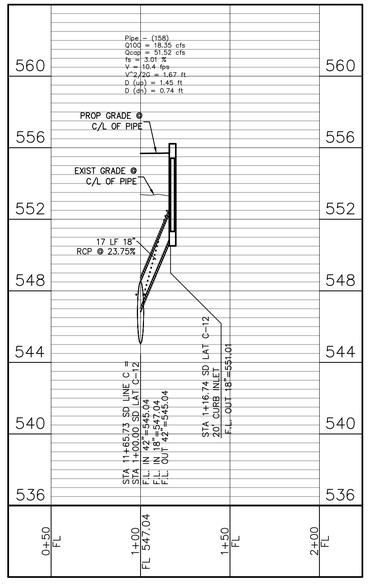
SD LAT C-10



SD LAT C-11



SD LAT C-12



40 20 0 40

SCALE 1" = 40'

PROFILE LEGEND

PIPE – (30)	LINE ID
– – – – –	EXISTING GRADE
———	FINISHED GRADE
.....	HYDRAULIC GRADE LINE 100–YR/FLOW DEPTH

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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

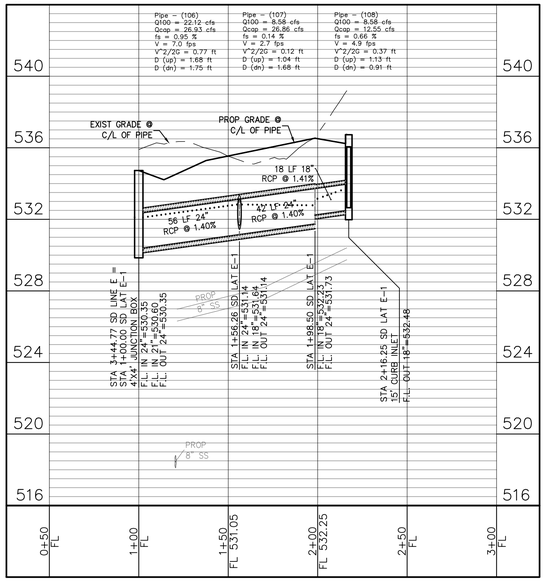
STORM DRAIN PLAN & PROFILE - SD LATERALS - SHEET 2 OF 3

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
03/08/2023

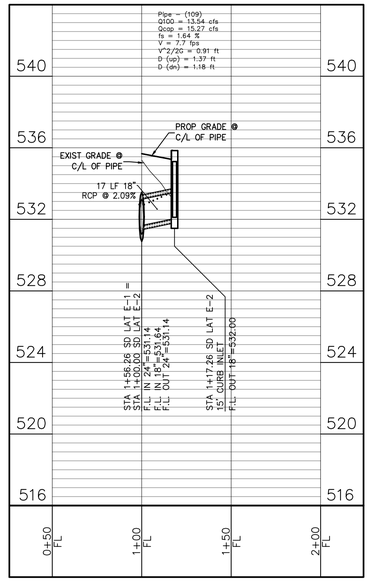
JVC No 2215

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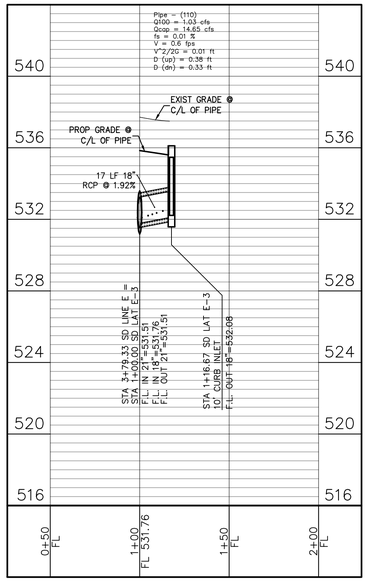
SD LAT E-1



SD LAT E-2



SD LAT E-3



SCALE 1" = 40'

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

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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

STORM DRAIN PLAN & PROFILE - SD LATERALS - SHEET 3 OF 3

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
01/26/2023

JVC No 2215

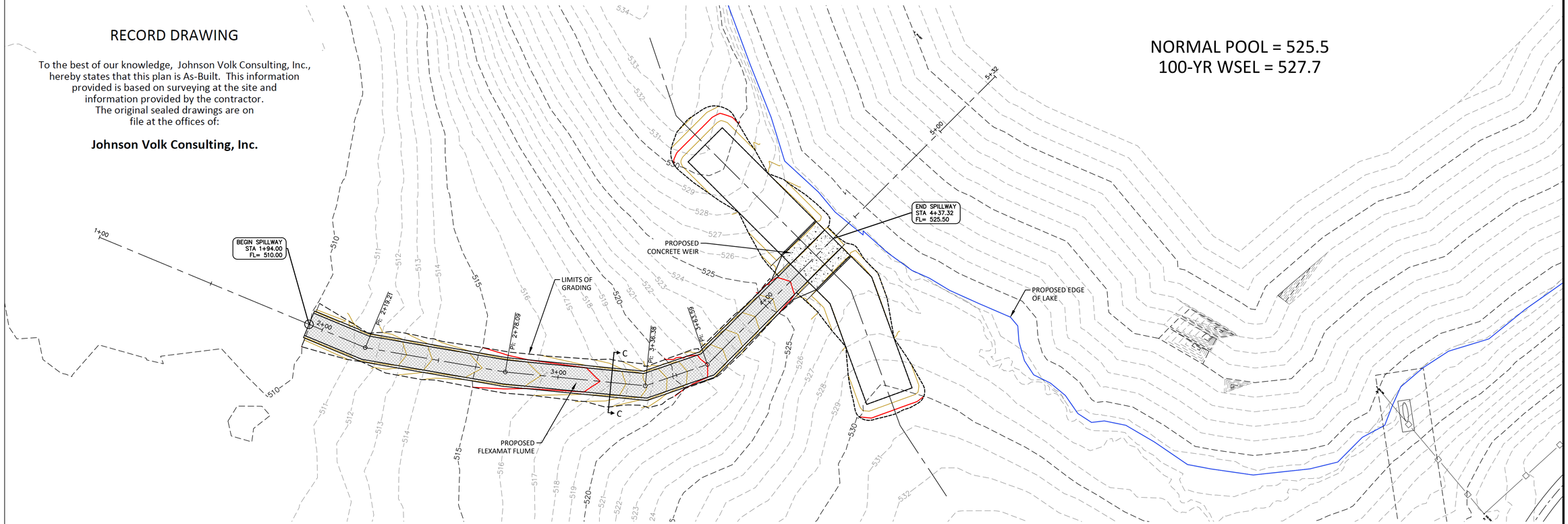
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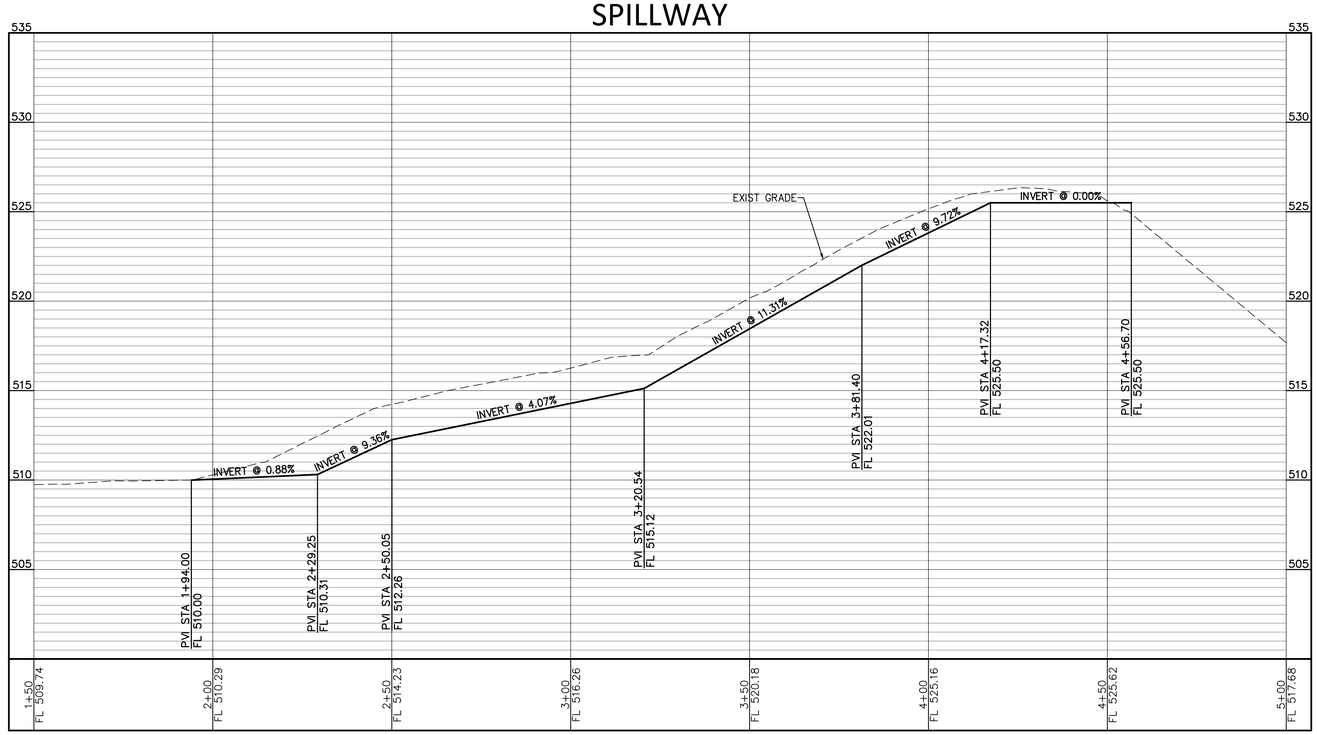
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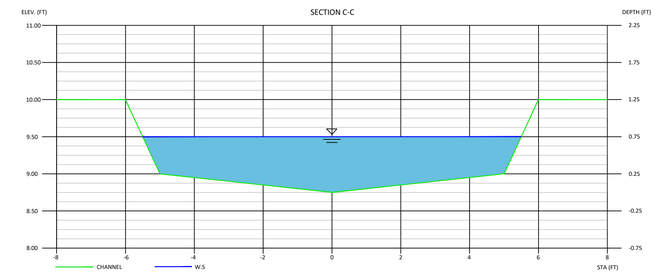
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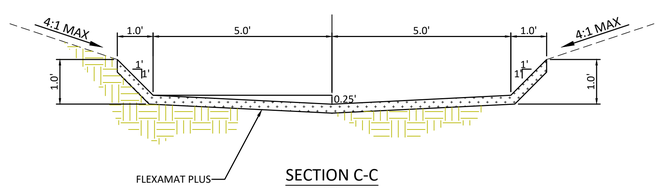


SEE SHEET 41
FOR WEIR DETAILS

SPILLWAY







SECTION C-C
NTS

@ 11.31% SLOPE	@ OUTFALL
Q_{100} = 93.70 cfs	Q_{100} = 93.70 cfs
V_{100} = 11.16 ft/s	V_{100} = 4.83 ft/s
D_{100} = 0.92 ft	D_{100} = 1.82 ft
Q_{25} = 62.7 cfs	Q_{25} = 62.7 cfs
V_{25} = 9.65 ft/s	V_{25} = 4.23 ft/s
D_{25} = 0.75 ft	D_{25} = 1.46 ft

1" = 20' (H)
1" = 4' (V)

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ROCKWALL COUNTY, TEXAS

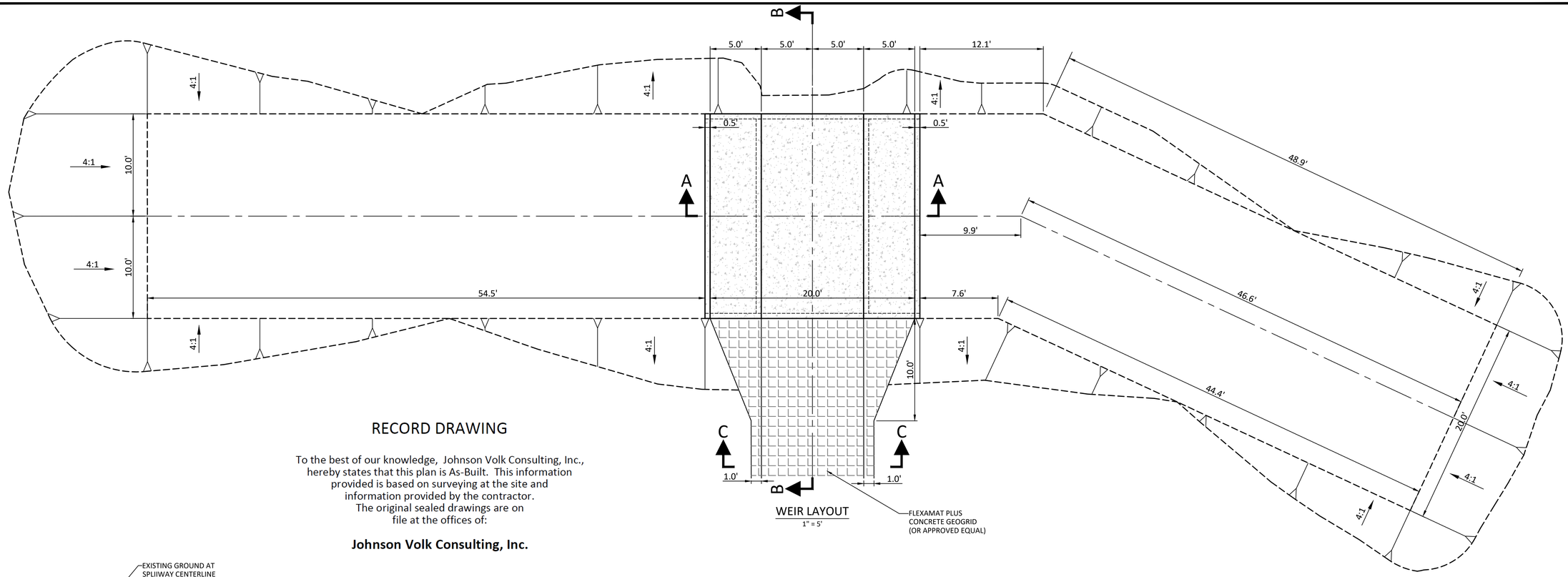
SPILLWAY PLAN & PROFILE

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PROFESSIONAL ENGINEER
03/03/2023

JVC No 2215

40

J:\civil 3d projects\mtp - michael joyce properties\2215 - wills green\jvc plans\dwg\base files\2215 - base - wstr.dwg



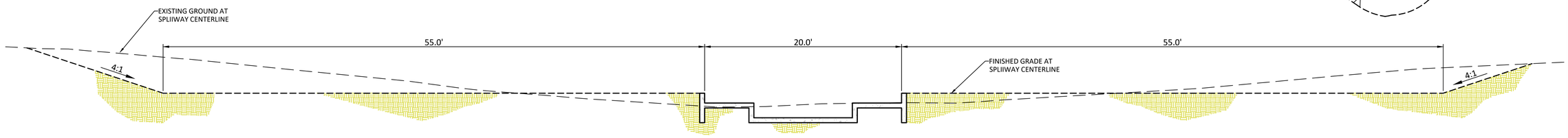
WEIR LAYOUT
1" = 5'

FLEXAMAT PLUS CONCRETE GEOGRID (OR APPROVED EQUAL)

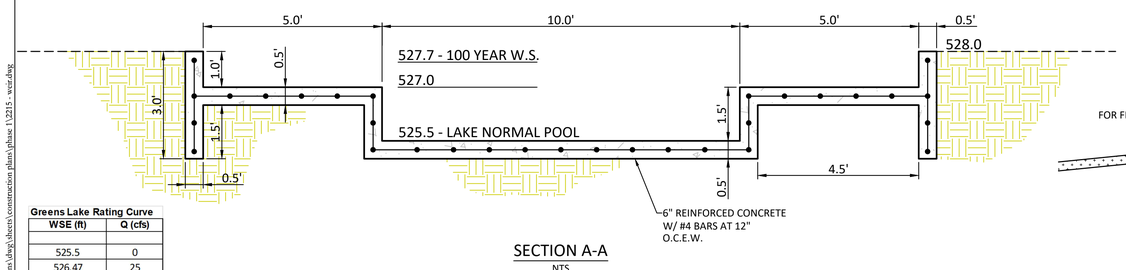
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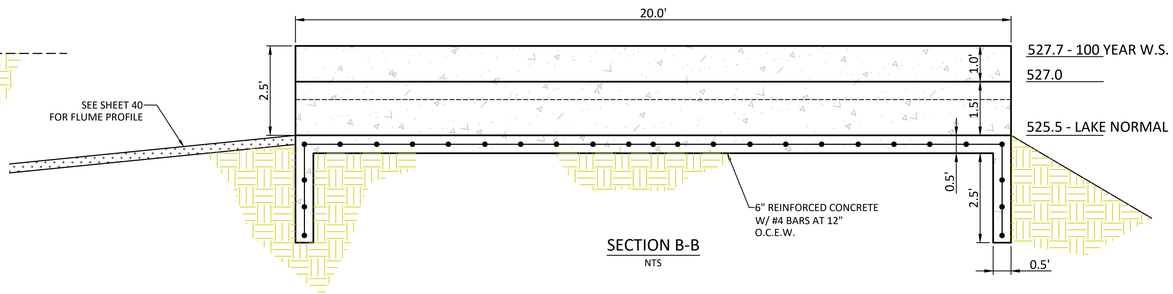
Johnson Volk Consulting, Inc.



WEIR PROFILE
1" = 5'



SECTION A-A
NTS



SECTION B-B
NTS

Greens Lake Rating Curve

WSE (ft)	Q (cfs)
525.5	0
526.47	25
527.01	50
527.46	75
527.75	100
527.98	125
528.2	150
528.57	200
528.74	225
528.76	250
528.94	300
529.09	350
529.23	400
529.48	500
529.7	600
529.91	700
530.1	800
530.28	900

Outlet Works

Stage 1	Weir
L (ft)	10
Crest (ft-MSL)	525.5
c	2.6
Stage 2	**Weir**
L (ft)	10
Crest (ft-MSL)	527
c	2.6
Stage 3	Weir
L (ft)	114
Crest (ft-MSL)	528
c	2.6

Greens Lake Proposed Conditions Information
Elev-Area-Volume-Discharge

EL (ft)	Area (ac)	Cum. Vol. (ac-ft)	Discharge (cfs)
525.5	15.1	0.00	0
526	15.865	7.74	12.9
527	15.932	23.64	49.5
528	16.337	39.77	127.3
529	16.717	56.30	320
530	17.12	73.22	747.4

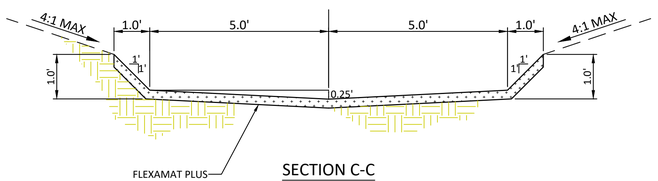
NOTE:

- REFER TO DENTION STUDY PREPARED BY McLENDON HYDROLOGY AND ENGINEERING DATED DECEMBER 2022

Output Summary Greene's Lake

	5YR	10YR	25YR	100YR	Ult 100YR
Pre-Q (cfs)	60	86.6	112.9	162	n/a
Prop Inflow (cfs)	339.5	408.8	478.7	610.4	612.2
Prop Outflow (cfs)	38	49.4	62.7	93.7	95.4
PropPeak WSE (ft)	526.8	527	527.2	527.7	527.7
Prop Peak Sto. (ac-ft)	19.5	23.4	27.3	34.3	34.7

*Top of Dam = 530-ft MSL with 2.3-ft of freeboard Ultimate 100YR condition.



SECTION C-C
NTS

NOTES:

- ALL CONCRETE FOR STRUCTURES SHALL BE CLASS F (4200 PSI MIN. 7.0 SACK CONTENT). NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES.
- REINFORCING BARS SHALL BE STANDARD GRADE STEEL, DEFORMED REINFORCING BARS OF A DIAMETER & LENGTH AS SHOWN.

1	

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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WEIR DETAILS

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER
03/03/2023

JVC No 2215

41

J:\civil 3d projects\mp - michael joyce properties\2215 - wallis green\jvc plans\dwg\sheets\construction plans\phase 1\2215 - weir.dwg

BENCHMARKS

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

CITY OF ROCKWALL MONUMENT NO. COR-11:
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ELEVATION = PLAN 565.98' FIELD 566.02'

CAUTION!!!
EXISTING UTILITIES

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WATER CURVE DATA

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C-W1	7°16'23"	2635.50	334.55	S89°29'12"E	334.32
C-W2	6°18'20"	2004.50	220.60	S89°00'11"E	220.49
C-W3	50°52'16"	320.50	284.56	S66°43'13"E	275.31
C-W4	30°00'00"	539.50	470.45	N47°09'21"W	423.56

LEGEND

- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER SERVICE LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT

RECORD DRAWING

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Johnson Volk Consulting, Inc.

TYPICAL UTILITY PLACEMENT
NTS

SCALE 1" = 60'

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

MATCHLINE - SHEET 2

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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WATER PLAN - SHEET 1 OF 2

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
03/09/2023

SCALE:
1" = 60' (H)
1" = 6' (V)
One Inch

JVC No 2215

42

J:\civil 3d projects\mjp - michael joyce properties \2215 - walls green\jvc plans\dwg\sheets\construction plans\phase 1\2215 - water.dwg

MATCHLINE - SHEET 1

PT: 13+78.51
R=520.5'
PRC: 13+30.03
CANYON DRIVE
R=604.5'
PRC: 11+27.68
R=415.5'
PC: 9+79.56
PC: 2+66.87
PT: 1+42.39
R=514.5'
CANYON DRIVE
UPLAND COURT
DESCENT LANE
FOOTHILL ROAD
LOOKOUT DRIVE
LOWLAND DRIVE
PI: 11+24.18

12" PVC WL-A
8" PVC WL-E
8" PVC WL-F
8" PVC WL-I
12" PVC WL-A
12" PVC WL-J
8" PVC WL-F

WL-A STA 13+68.38 LOWER WATERLINE @ STORM CROSSING
WL-A STA 12+57.56; 3.00' RT = CENTER OF FIRE HYDRANT INSTALL: 1 – 12"x 6" TEE 1 – 12" GATE VALVE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
WL-A STA 9+99.59 LOWER WATERLINE @ STORM CROSSING
WL-A STA 8+65.00; 3.00' RT = CENTER OF FIRE HYDRANT INSTALL: 1 – 12"x 6" TEE 1 – 12" GATE VALVE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
WL-A STA 8+56.22 WL-I STA 1+00.00 INSTALL: 1 – 12"x 8" TEE 1 – 12" GATE VALVE 1 – 8" GATE VALVE
WL-A STA 5+66.04 WL-F STA 1+00.00 INSTALL: 1 – 12"x 8" TEE 2 – 12" GATE VALVES 1 – 8" GATE VALVE
WL-A STA 5+13.50; 3.00' RT = CENTER OF FIRE HYDRANT INSTALL: 1 – 12"x 6" TEE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
WL-A STA 3+95.59 INSTALL: 2 – 4" PVC IRRIGATION SLEEVES (50 LF EACH)
WL-A STA 3+80.00 INSTALL: 1 – 1.5" IRRIGATION SERVICE
WL-A STA 1+38.56 INSTALL: 2 – 4" PVC IRRIGATION SLEEVES (50 LF EACH)
WL-A STA 1+00.00 WL-J STA 3+59.87 INSTALL: 1 – 12"x 12" TEE 2 – 12" GATE VALVES
WL-J STA 1+00.00 CONNECT TO EX. 12" WATER (CONTRACTOR TO FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION) INSTALL:
PROPOSED 40' UTILITY EASEMENT
WL-J STA 4+14.09 END 12" WATER LINE WL-J INSTALL: 1 – 12" PLUG 1 – 12" GATE VALVE N 7029927.77 E 2602043.47

WL-E STA 4+92.61; 3.00' RT = CENTER OF FIRE HYDRANT INSTALL: 1 – 8"x 6" TEE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
WL-E STA 4+01.26 INSTALL: 1–8" 45° HORIZ. BEND
WL-E STA 3+80.05 INSTALL: 1–8" 45° HORIZ. BEND
WL-E STA 3+58.41 LOWER WATERLINE @ STORM CROSSING
WL-I STA 4+28.16; 3.00' RT = CENTER OF FIRE HYDRANT INSTALL: 1 – 8"x 6" TEE 1 – 8" GATE VALVE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
WL-I STA 1+19.56 LOWER WATERLINE @ STORM CROSSING
WL-F STA 4+18.06; 3.00' RT = CENTER OF FIRE HYDRANT INSTALL: 1 – 8"x 6" TEE 1 – 8" GATE VALVE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
WL-F STA 1+20.47 LOWER WATERLINE @ STORM CROSSING
WL-F STA 6+91.84 INSTALL: 1–8" 45° HORIZ. BEND
WL-F STA 6+69.67 INSTALL: 1–8" 45° HORIZ. BEND
WL-F STA 6+91.84; 3.38' RT = CENTER OF FIRE HYDRANT INSTALL: 1 – 8"x 6" TEE 1 – 8" GATE VALVE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
INSTALL: 1 – 1" IRR. SERVICE

WL-F STA 12+72.62; 3.00' RT = CENTER OF FIRE HYDRANT INSTALL: 1 – 8"x 6" TEE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
WL-F STA 12+59.42 WL-E STA 1+00.00 INSTALL: 1 – 8"x 8" TEE 3 – 8" GATE VALVES
WL-F STA 12+30.12 LOWER WATERLINE @ STORM CROSSING
WL-F STA 9+81.34; 3.00' RT = CENTER OF FIRE HYDRANT INSTALL: 1 – 8"x 6" TEE 1 – 8" GATE VALVE 1 – 6" GATE VALVE 1 – FIRE HYDRANT
WL-F STA 9+68.14 WL-I STA 7+22.23 INSTALL: 1 – 8"x 8" TEE 2 – 8" GATE VALVES

BENCHMARKS

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WATER CURVE DATA

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C-W5	5°20'11"	520.50	48.48	N04°49'26"W	48.46
C-W6	19°10'45"	604.50	202.35	N02°05'51"E	201.41
C-W7	20°25'33"	415.50	148.12	N01°28'27"E	147.34
C-W8	8°24'38"	514.50	75.53	N04°32'00"W	75.46

RECORD DRAWING

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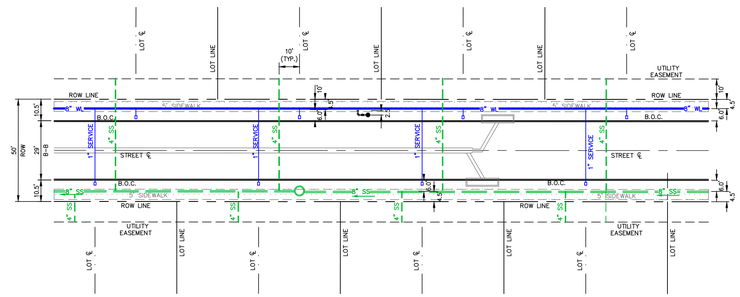
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60 30 0 60

SCALE 1" = 60'

LEGEND

- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER SERVICE LINE
- E-8"W — EXISTING WATER LINE
- EXISTING FIRE HYDRANT



TYPICAL UTILITY PLACEMENT
NTS

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WATER PLAN - SHEET 2 OF 2

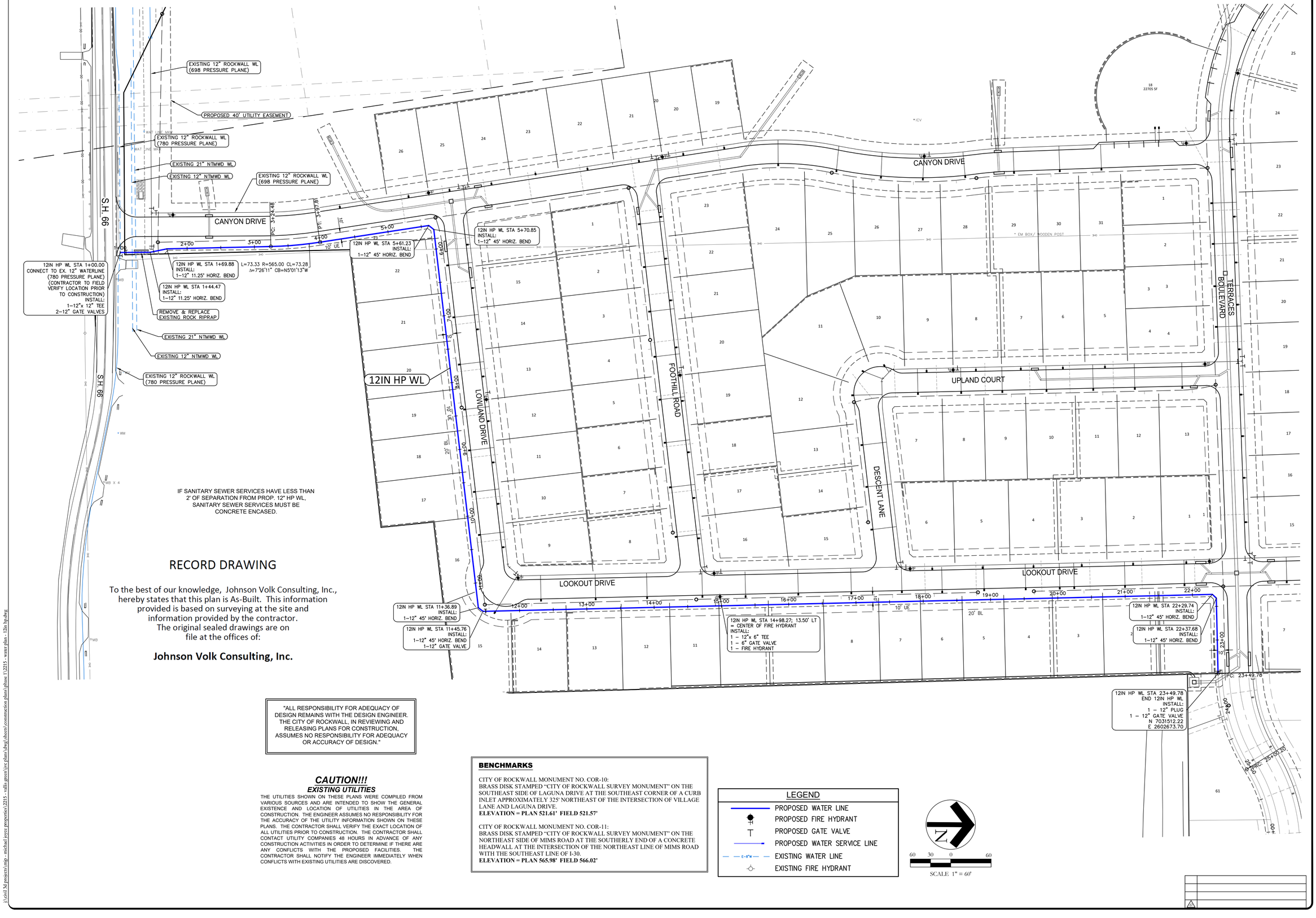
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER
03/09/2023

SCALE:
1" = 60' (H)
1" = 6' (V)
One Inch
JVC No 2215

43

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

J:\civil 3d projects\mjp - michael joyce properties\2215 - wallis green\jvc plans\dwg\sheets\construction plans\phase 1\2215 - water.dwg



IF SANITARY SEWER SERVICES HAVE LESS THAN 2' OF SEPARATION FROM PROP. 12" HP WL, SANITARY SEWER SERVICES MUST BE CONCRETE ENCASED.

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LEGEND

- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER SERVICE LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT

N

60 30 0 60

SCALE 1" = 60'

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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

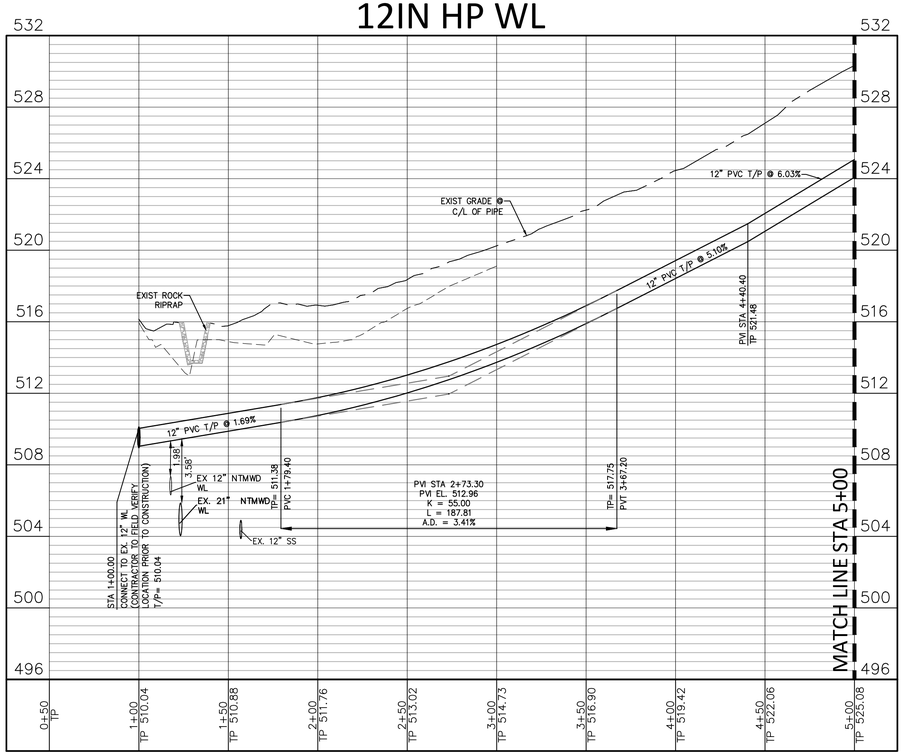
12" WATERLINE PLAN
780 PRESSURE PLANE WL

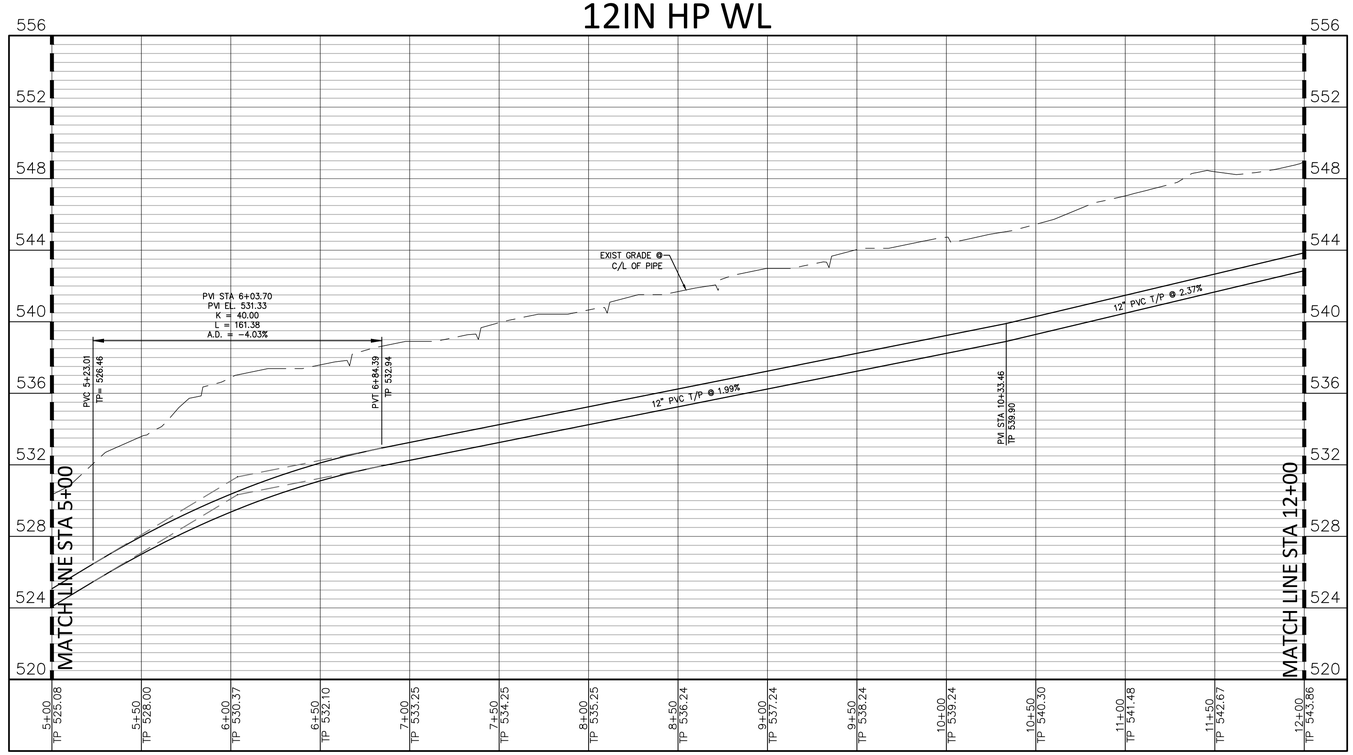
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER
05/13/2024

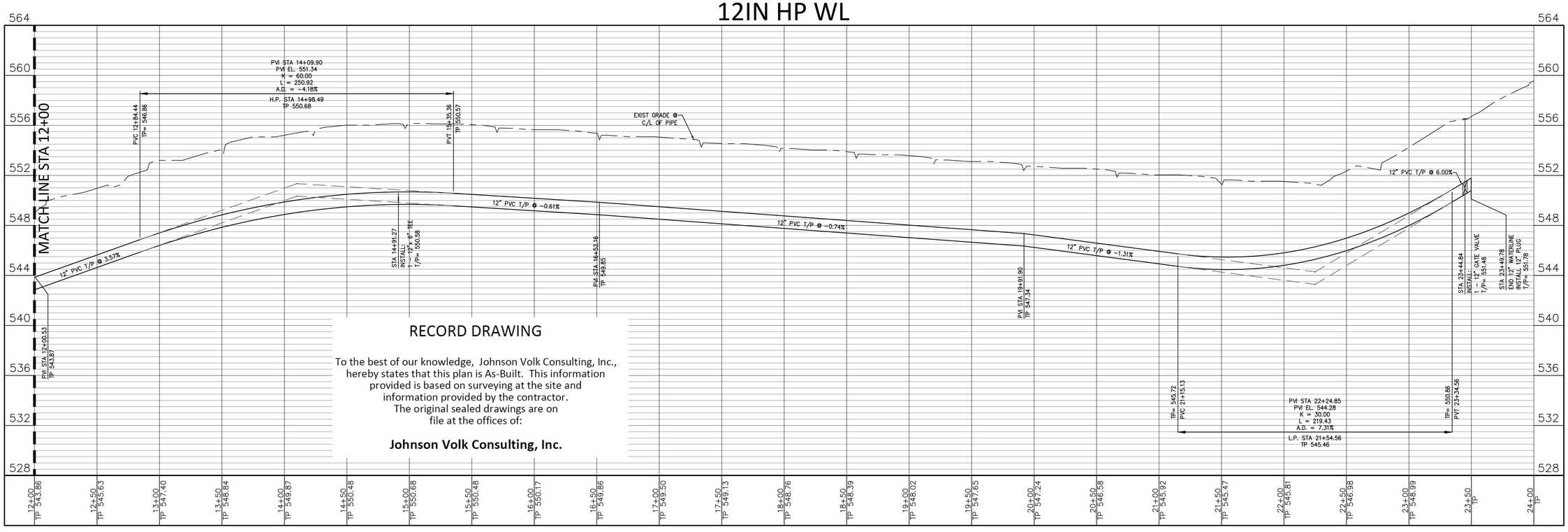
SCALE:
1" = 60'
One Inch
JVC No 2215

43A

J:\civil 3d projects\mip - michael joyce properties\2215 - valls green\jvc plans \dwg\sheets\construction plans\phase 1\2215 - water plan - 12in hp.dwg







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TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

12" WATERLINE PROFILE
780 PRESSURE PLANE WL

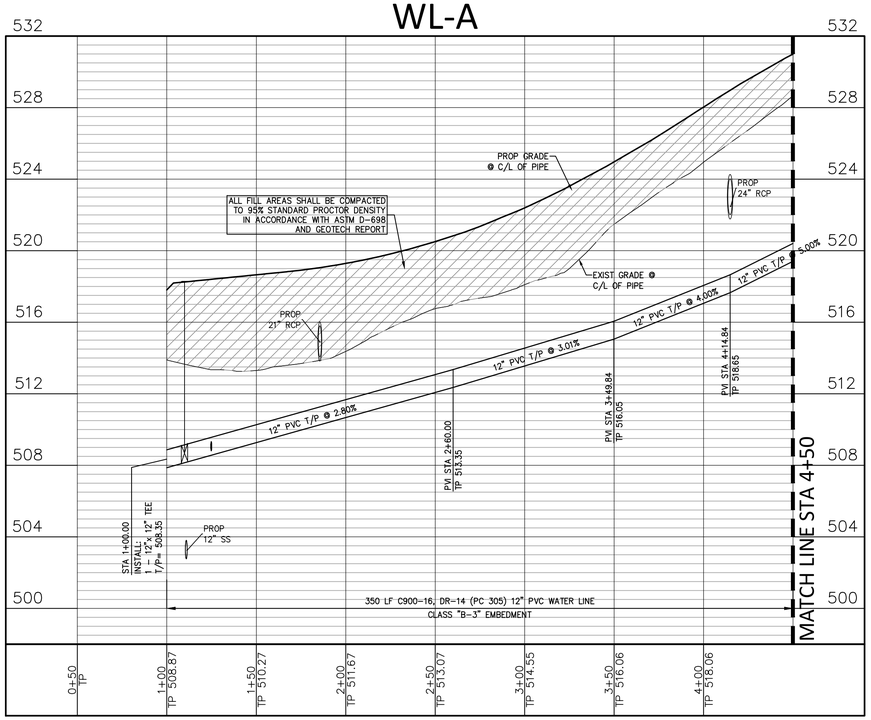
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
05/13/2024

SCALE:
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1" = 4' (V)
One Inch
JVC No 2215

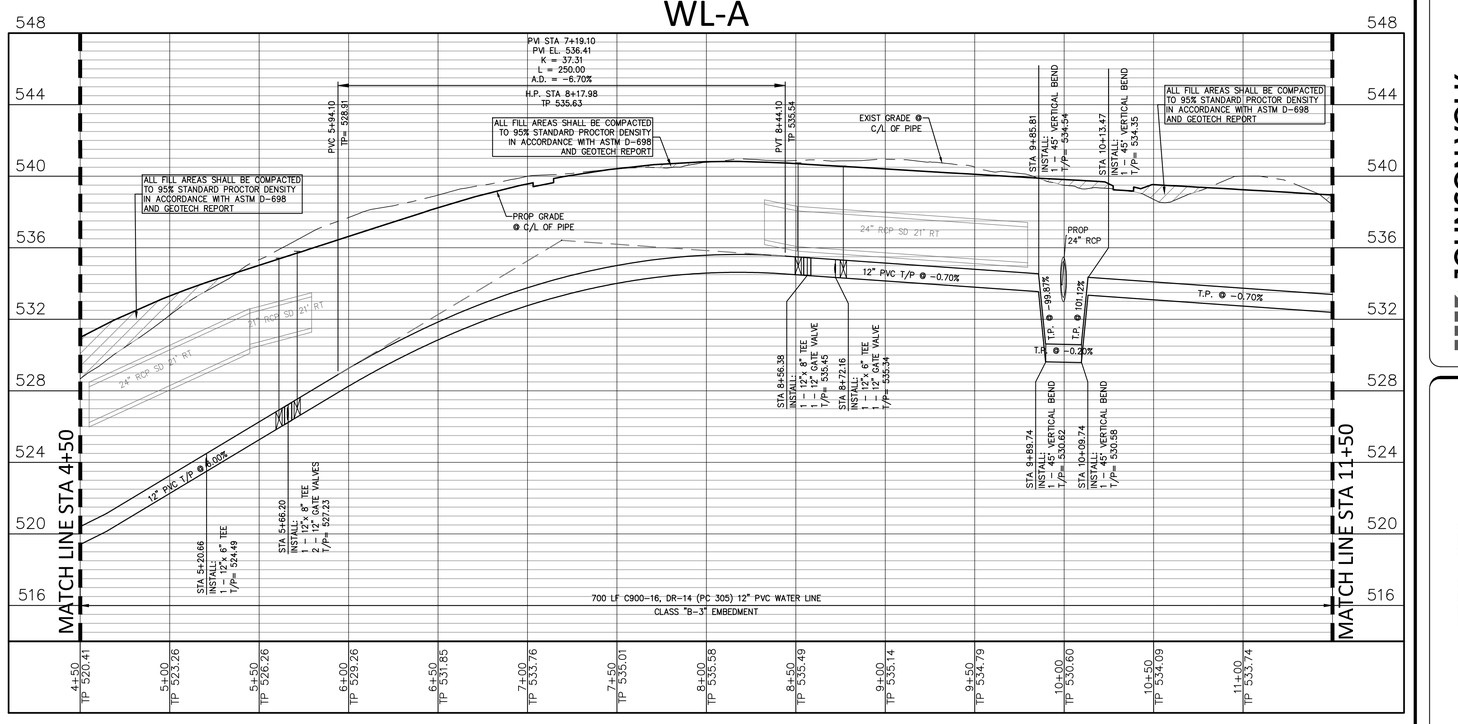
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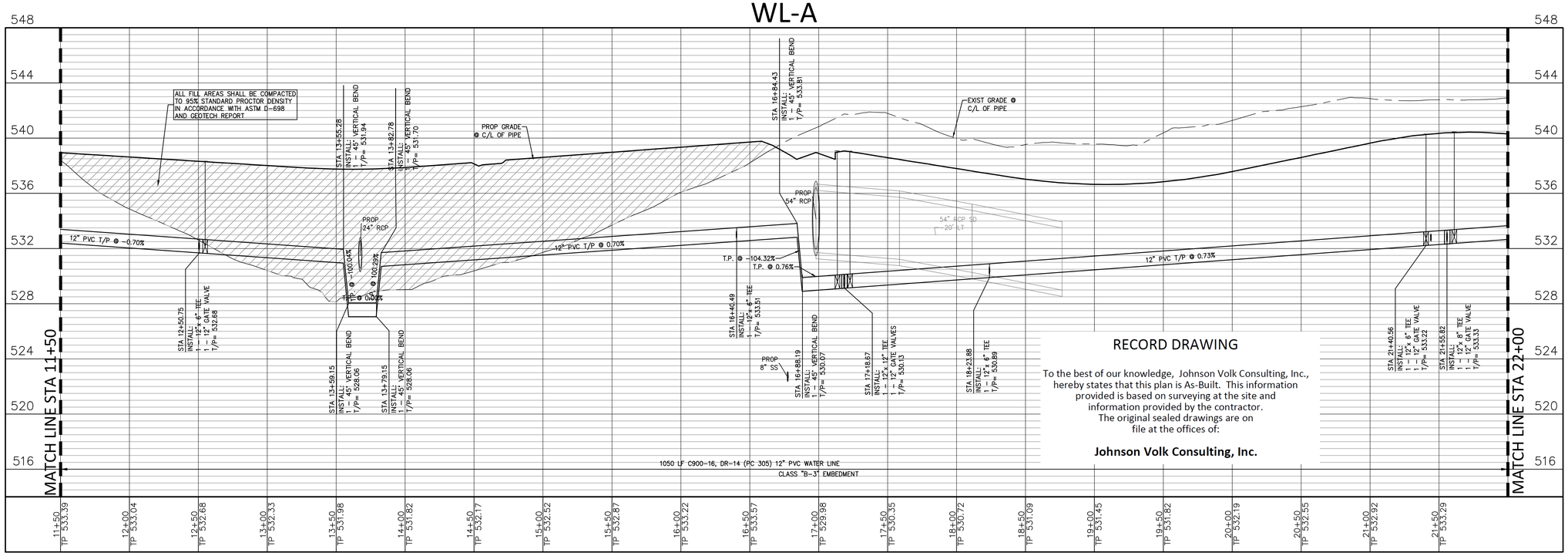
WL-A



WL-A



WL-A



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WATER PROFILES - WL-A

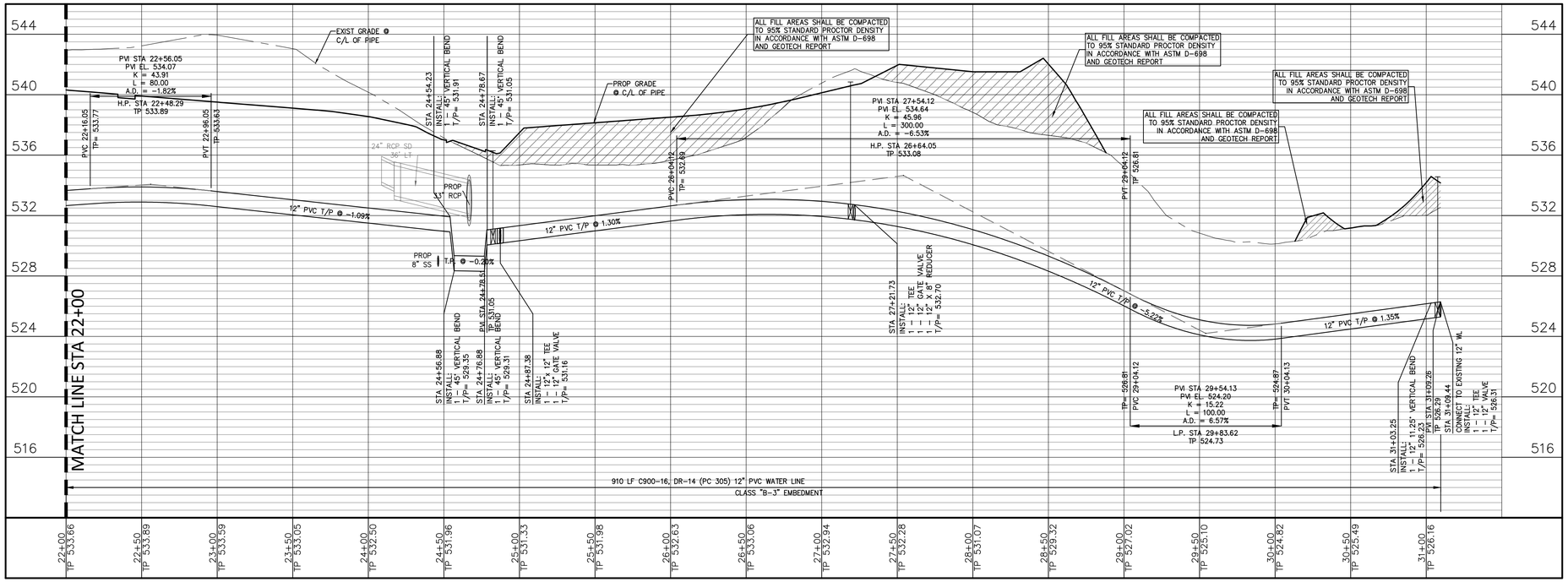
STATE OF TEXAS
THOMAS K. DAYTON
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03/02/2023

SCALE:
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1" = 4' (V)
One Inch

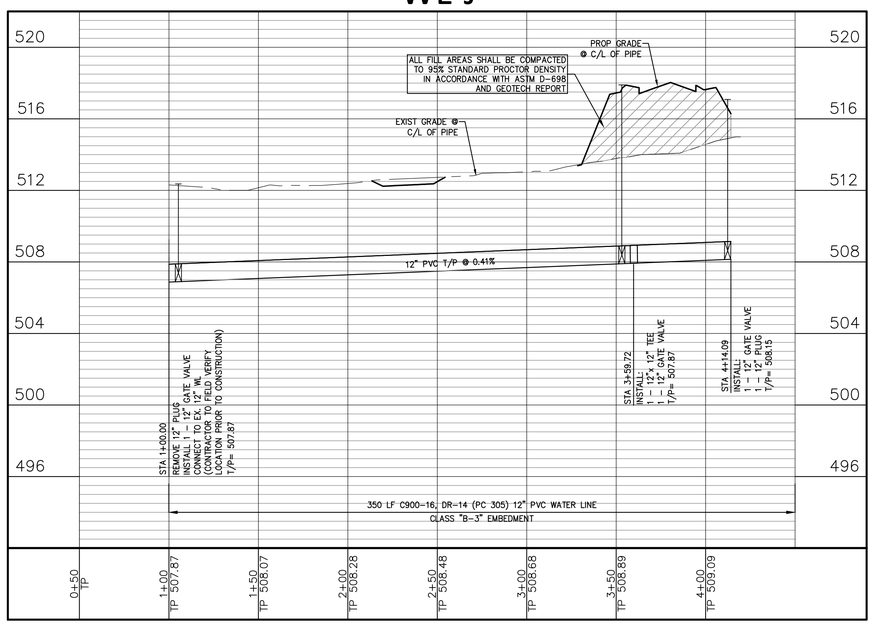
JVC No 2215

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WL-A



WL-J



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CITY OF ROCKWALL
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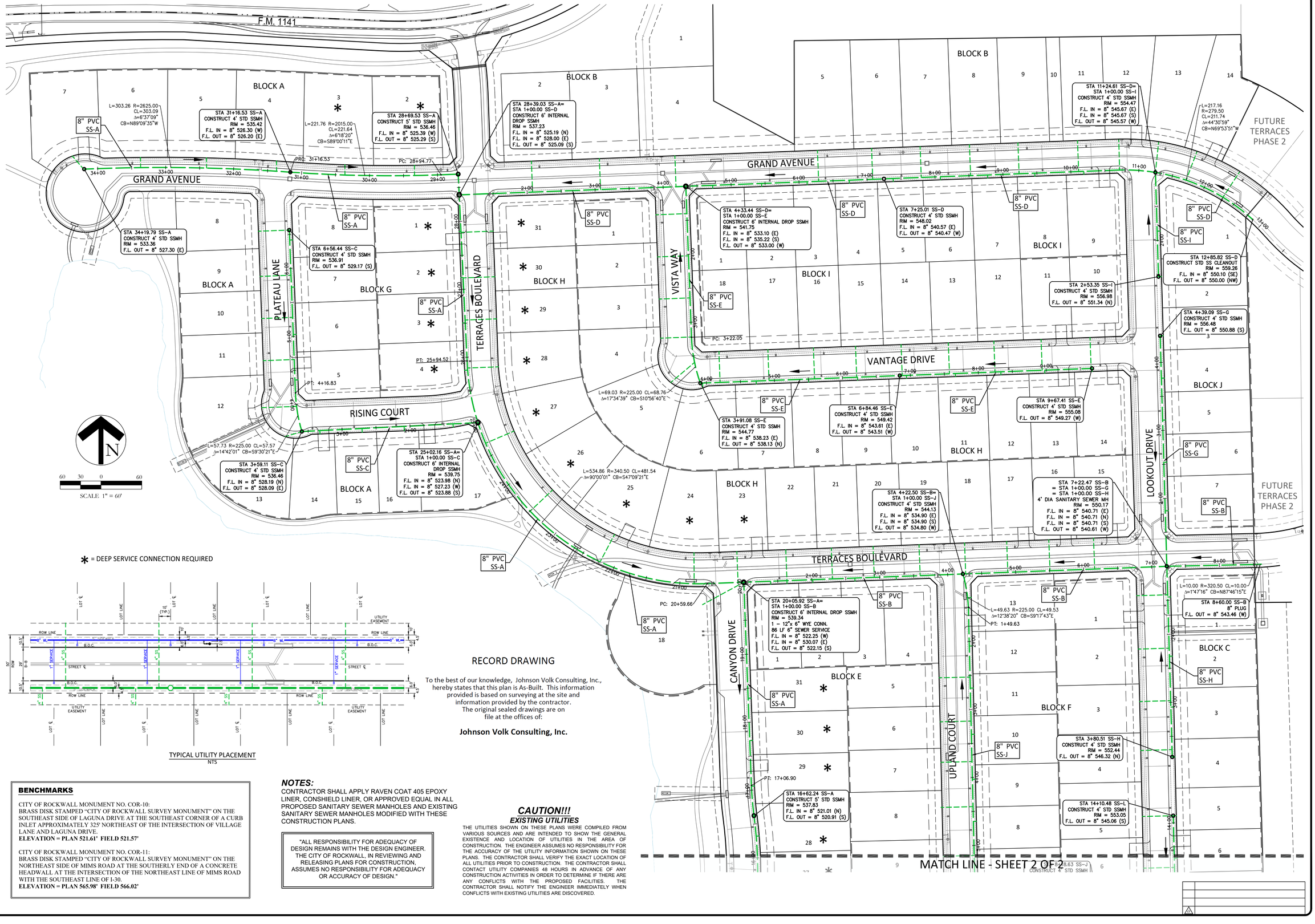
WATER PROFILES - WL-A & WL-J

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
01/24/2023

SCALE:
1" = 40' (H)
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One Inch

JVC No 2215

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✱ = DEEP SERVICE CONNECTION REQUIRED

TYPICAL UTILITY PLACEMENT
NTS

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ELEVATION = PLAN 521.61' FIELD 521.57'

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

NOTES:

CONTRACTOR SHALL APPLY RAVEN COAT 405 EPOXY LINER, CONSHIELD LINER, OR APPROVED EQUAL IN ALL PROPOSED SANITARY SEWER MANHOLES AND EXISTING SANITARY SEWER MANHOLES MODIFIED WITH THESE CONSTRUCTION PLANS.

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

CAUTION!!!

EXISTING UTILITIES

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

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WASTE WATER PLAN - SHEET 1 OF 2

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER
03/02/2023

JVC No 2215

46

J:\civil 3d projects\tmp - michael joyce properties\2215 - walls green\jvc plans\dwg\sheets\construction plans\phase 1\2215 - wastes water.dwg

MATCH LINE - SHEET 1 OF 2

CANYON DRIVE

DESCENT LANE

FOOTHILL ROAD

LOOKOUT DRIVE

LOWLAND DRIVE

CANYON DRIVE

BLOCK A

BLOCK C

BLOCK D

BLOCK E

BLOCK E

BLOCK C

L=216.08 R=645.50 CL=215.07
Δ=19°10'45" CB=N2°05'51"E

8" PVC SS-A

STA 14+46.16 SS-A
CONSTRUCT 5' STD SSMH
RIM = 539.08
F.L. IN = 8" 520.20 (N)
F.L. OUT = 8" 520.10 (S)

L=133.51 R=374.50 CL=132.80
Δ=20°25'33" CB=S1°28'27"W

PC: 13+12.66

8" PVC SS-A

8" PVC SS-K

STA 8+18.63 SS-J
CONSTRUCT 4' STD SSMH
RIM = 552.41
F.L. OUT = 8" 542.68 (W)

PC: 5+84.81

L=54.14 R=225.00 CL=54.01
Δ=13°47'09" CB=S81°13'42"E

8" PVC SS-J

STA 6+38.95 SS-J
CONSTRUCT 4' STD SSMH
RIM = 548.49
F.L. IN = 8" 539.27 (E)
F.L. OUT = 8" 539.17 (N)

8" PVC SS-L

STA 9+93.66 SS-L
CONSTRUCT 5' STD SSMH
RIM = 555.44
F.L. IN = 8" 543.39 (N)
F.L. OUT = 8" 543.29 (S)

8" PVC SS-K

8" PVC SS-K

STA 3+35.00 SS-K
CONSTRUCT 4' STD SSMH
RIM = 545.56
F.L. IN = 8" 538.52 (E)
F.L. OUT = 8" 538.42 (W)

STA 6+16.91 SS-K
CONSTRUCT 4' STD SSMH
RIM = 553.82
F.L. OUT = 8" 546.75 (W)

PT: 1+49.16
L=49.16 R=225.00 CL=49.06
Δ=12°31'04" CB=S77°01'30"W

STA 11+41.50 SS-A=
STA 1+00.00 SS-K
CONSTRUCT 6' INTERNAL DROP SSMH
RIM = 540.63
F.L. IN = 8" 519.09 (N)
F.L. IN = 8" 534.42 (E)
F.L. OUT = 8" 518.99 (S)

8" PVC SS-L

SS SERVICE TO BE A MINIMUM OF 5' FROM SS MANHOLE

STA 6+79.72 SS-L
CONSTRUCT 4' STD SSMH
RIM = 547.86
F.L. IN = 8" 539.53 (N)
F.L. OUT = 8" 539.43 (W)

8" PVC SS-L

PT: 1+49.16
L=49.16 R=225.00 CL=49.06
Δ=12°31'04" CB=S77°01'30"W

STA 3+83.95 SS-L
CONSTRUCT 4' STD SSMH
RIM = 540.89
F.L. IN = 8" 533.51 (E)
F.L. OUT = 8" 533.41 (W)

STA 8+51.32 SS-A=
STA 1+00.00 SS-L
CONSTRUCT 6' INTERNAL DROP SSMH
RIM = 533.92
F.L. IN = 8" 518.03 (N)
F.L. IN = 8" 526.31 (E)
F.L. OUT = 8" 517.93 (S)

8" PVC SS-A

PT: 6+75.49

L=81.54 R=555.50 CL=81.47
Δ=8°24'38" CB=N4°32'00"W

PC: 5+93.96

8" PVC SS-A

EXISTING SANITARY SEWER LINE

STA 0+99.99 SS-A
REMOVE EXIST 12" PLUG
CONSTRUCT 5' STD SSMH
RIM = 512.00
F.L. IN = 502.11 (E)
F.L. OUT = 502.01 (W)

PROPOSED 40' UTILITY EASEMENT

12" PVC SS-A

STA 4+37.02 SS-A=
STA 1+00.00 SS-F
CONSTRUCT 6' INTERNAL DROP SSMH
RIM = 518.25
F.L. IN = 8" 510.48 (N)
F.L. IN = 12" 502.99 (E)
F.L. OUT = 12" 502.89 (W)

STA 1+20.05 SS-F
12" PLUG
F.L. OUT = 12" 504.19 (W)

WATER EASEMENT
NTMWD
IME 54, PAGE 109
D.R.R.C.T.

S.H. 66

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EXISTING UTILITIES

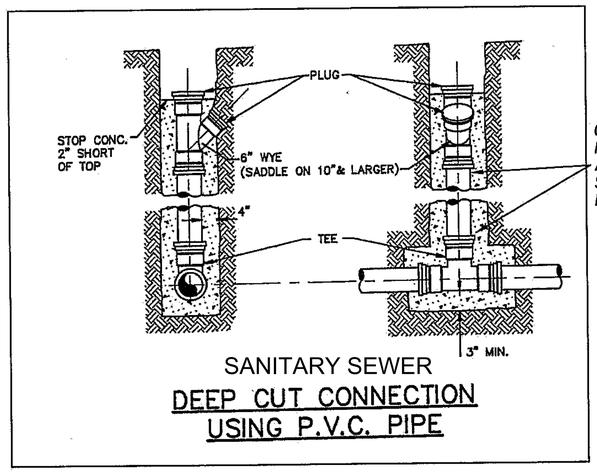
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* = DEEP SERVICE CONNECTION REQUIRED

BENCHMARKS

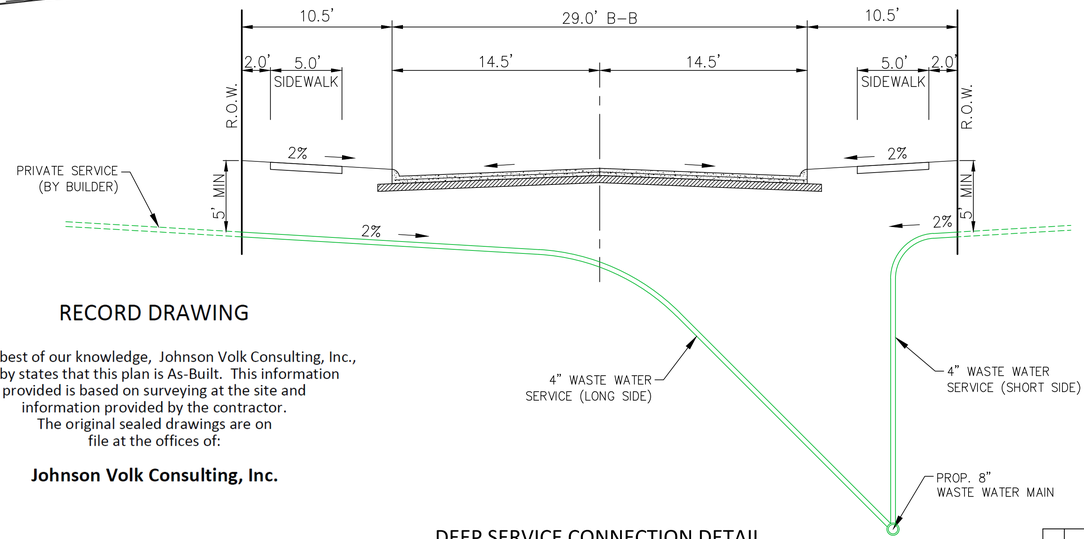
CITY OF ROCKWALL MONUMENT NO. COR-10:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.
ELEVATION = PLAN 521.61' FIELD 521.57'

CITY OF ROCKWALL MONUMENT NO. COR-11:
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ELEVATION = PLAN 565.98' FIELD 566.02'



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

SANITARY SEWER
DEEP CUT CONNECTION USING P.V.C. PIPE



DEEP SERVICE CONNECTION DETAIL
N.T.S.

RECORD DRAWING

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Johnson Volk Consulting, Inc.

N

60 30 0 60
SCALE 1" = 60'

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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WASTE WATER PLAN - SHEET 2 OF 2

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER
04/05/2023

JVC No 2215

47

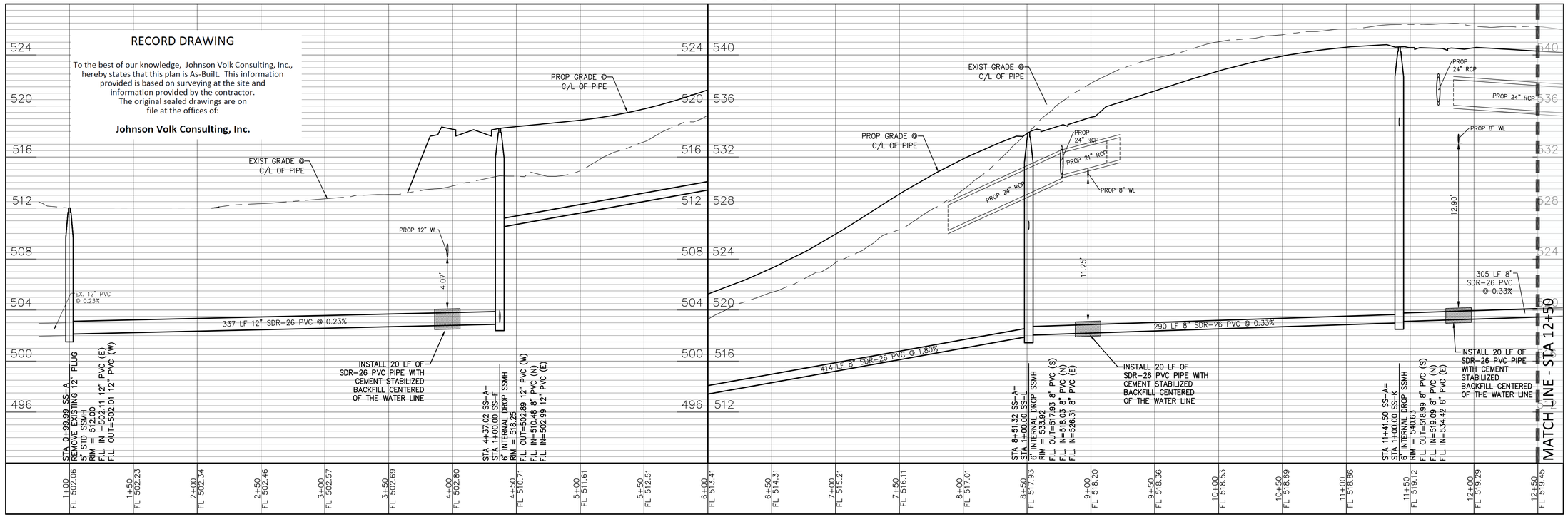
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SS-A

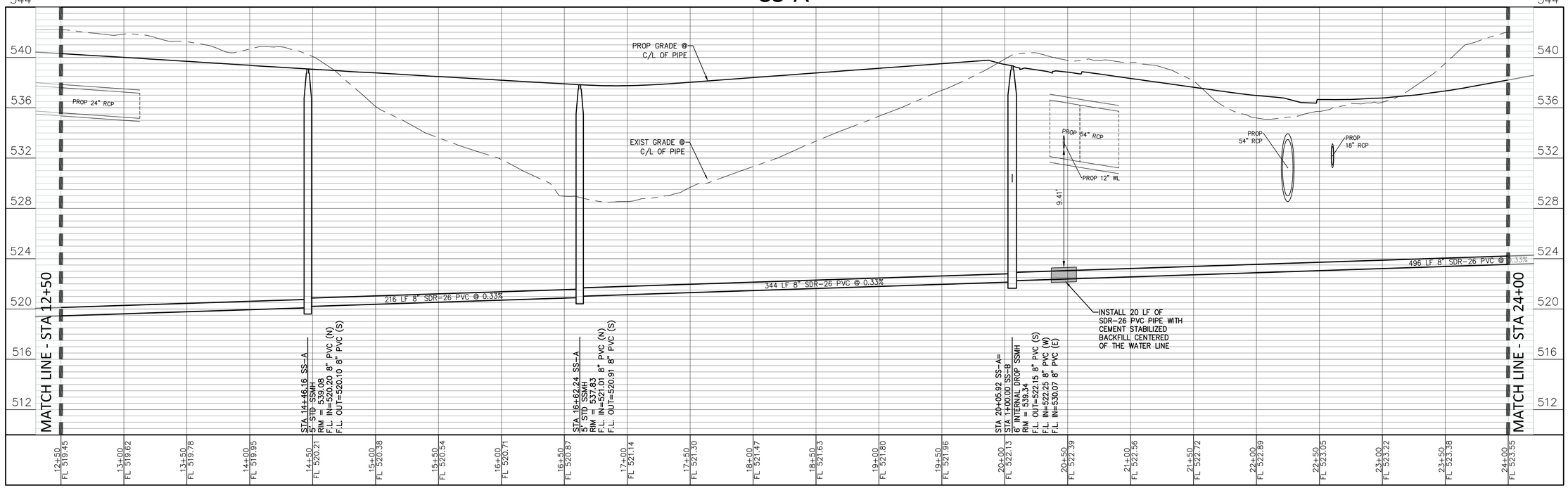
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SS-A



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TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WASTE WATER PLAN & PROFILE - SS-A

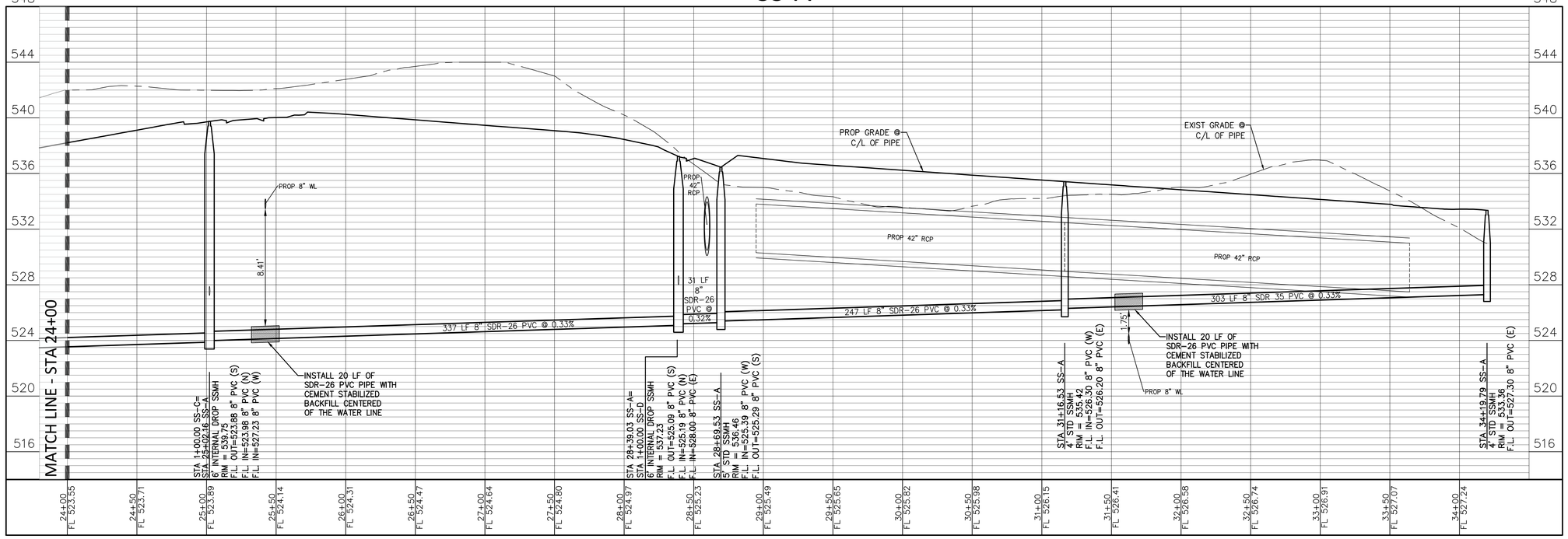
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
04/05/2023

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

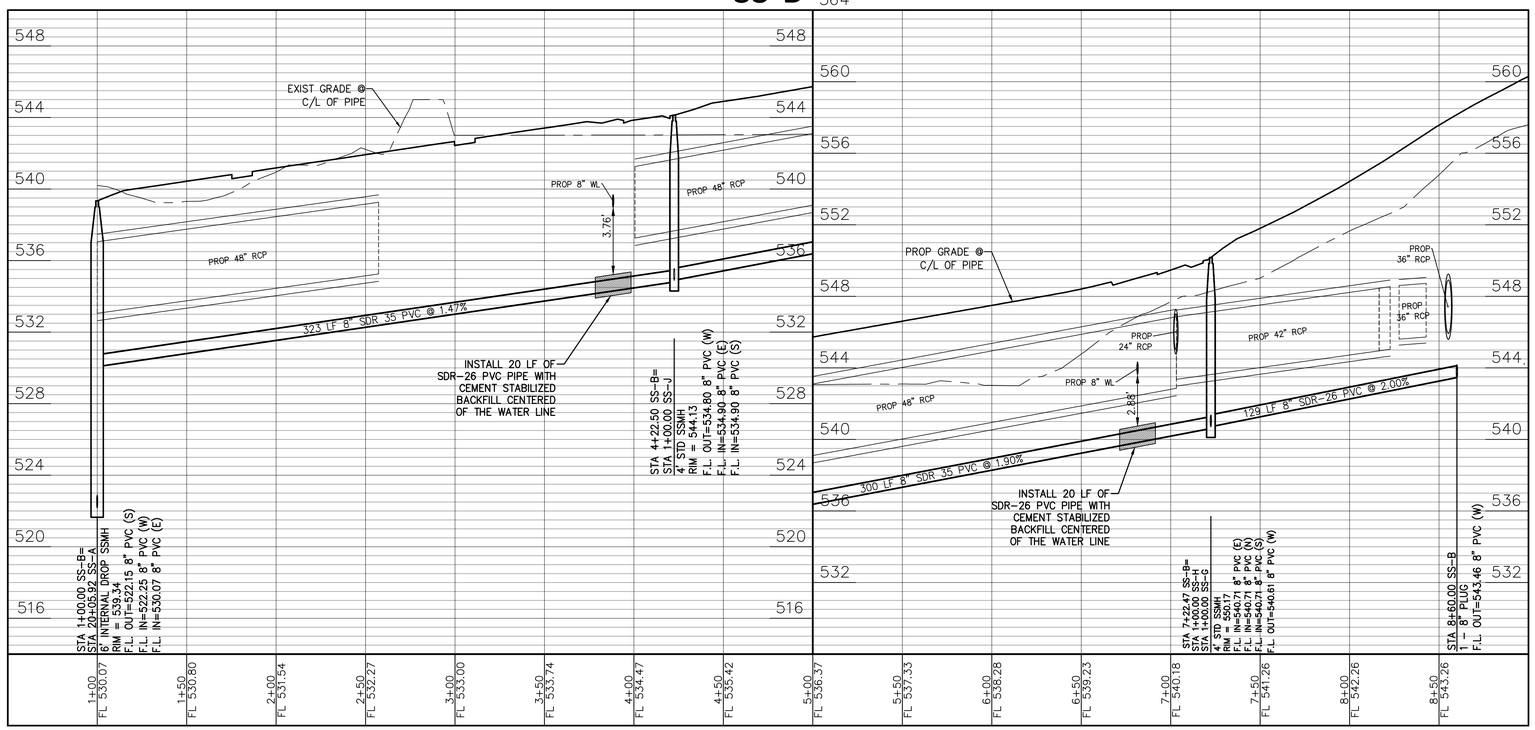
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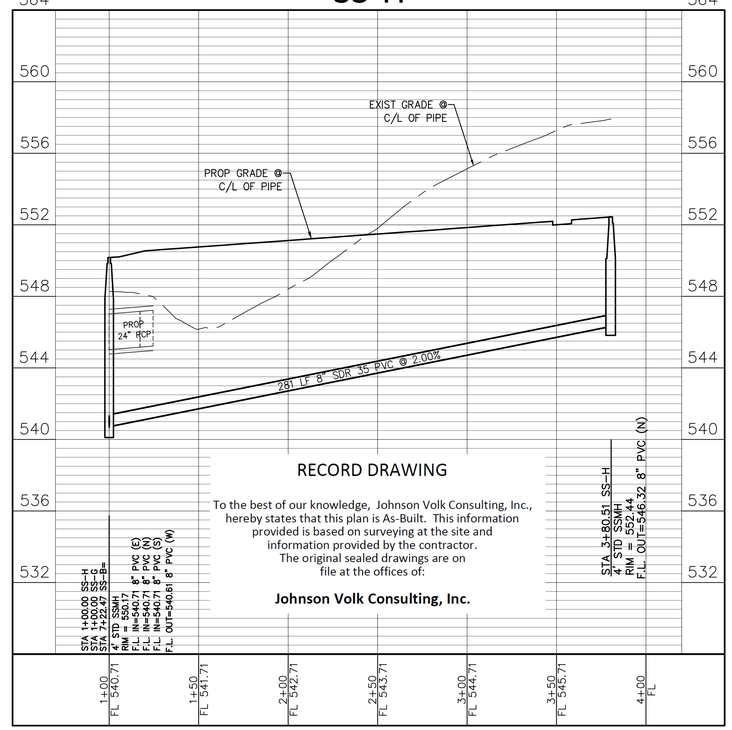
SS-A



SS-B



SS-H



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TERRACES
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WASTE WATER PLAN & PROFILE - SS-A SS-B SS-H

STATE OF TEXAS
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03/02/2023

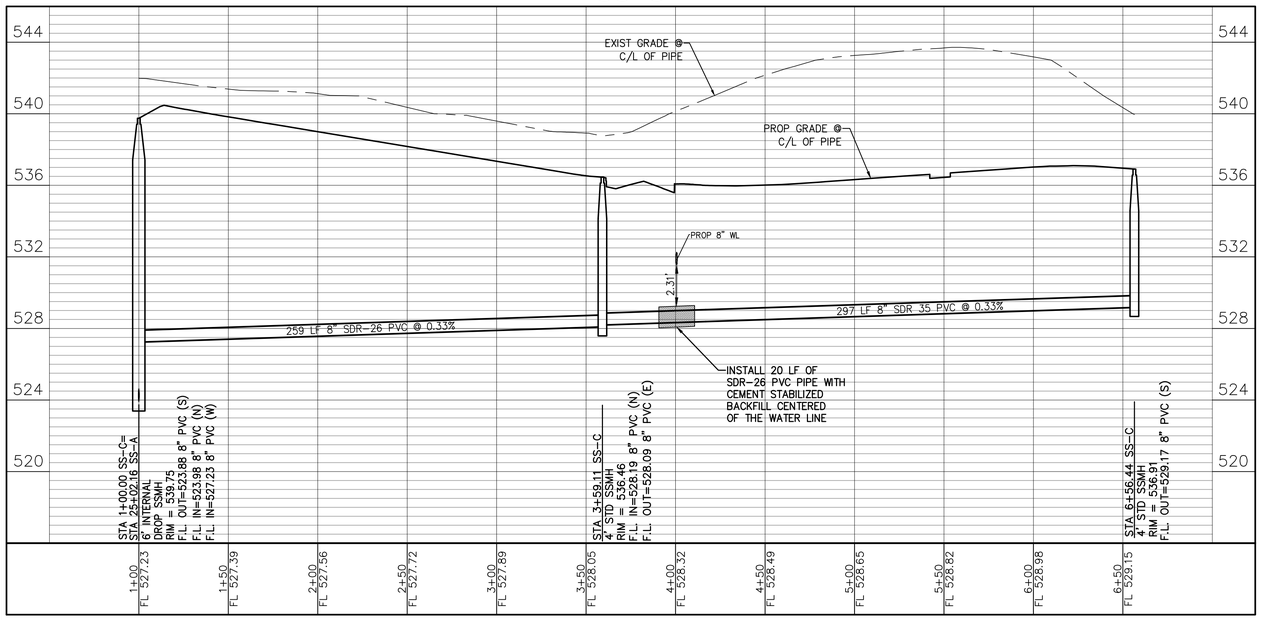
SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 2215

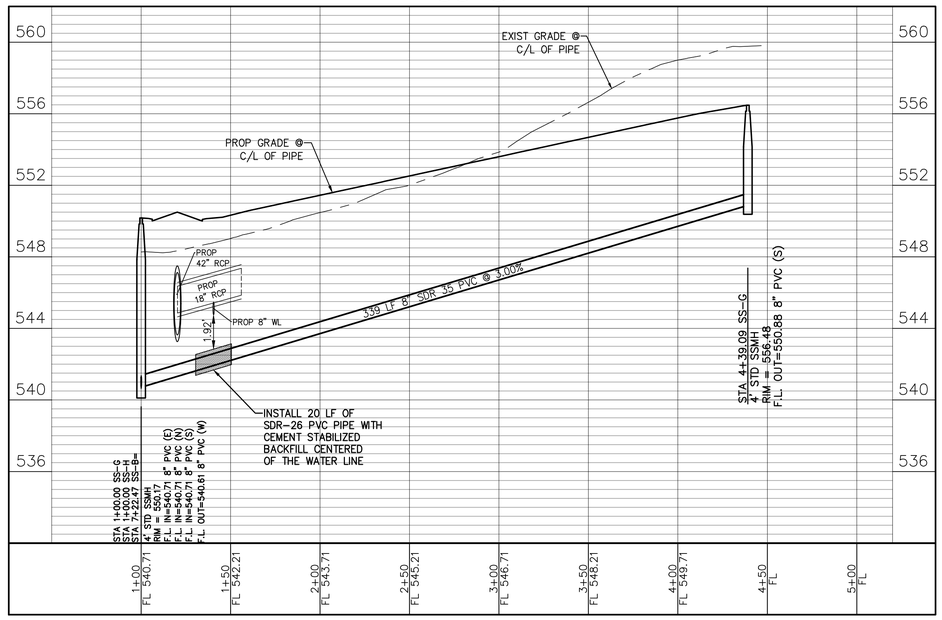
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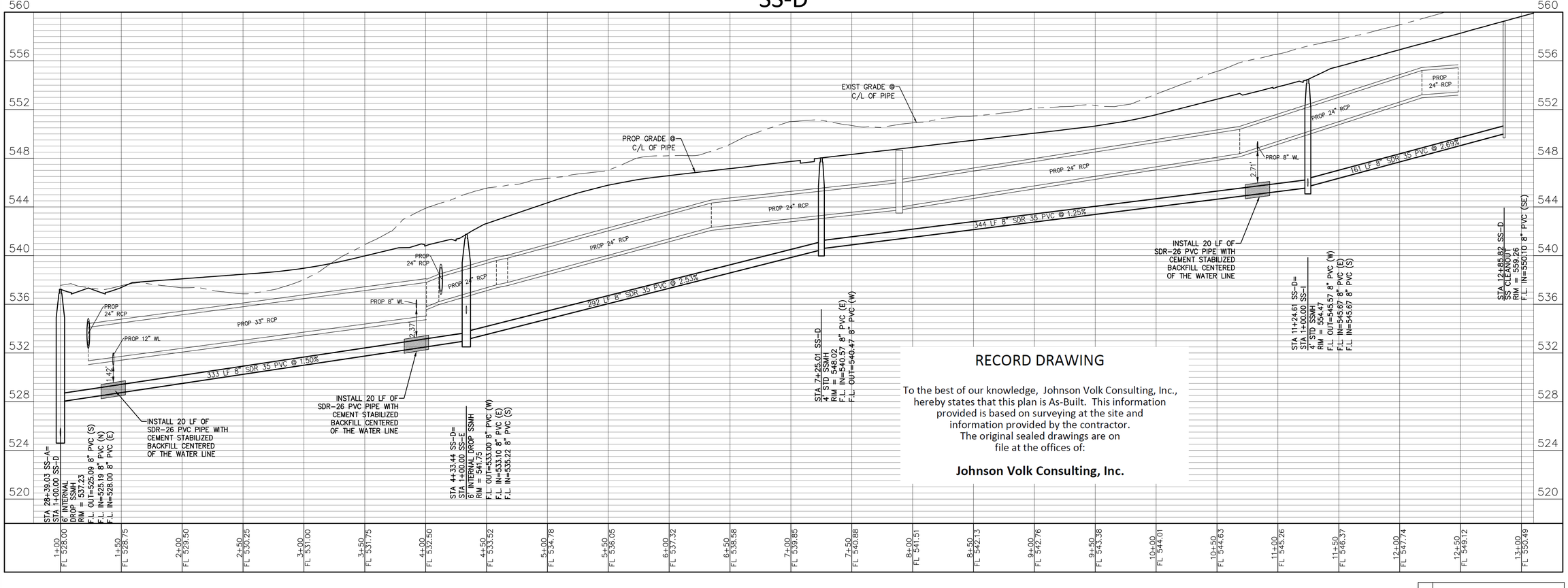
SS-C



SS-G



SS-D



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TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WASTE WATER PLAN & PROFILE - SS-C SS-D
SS-G

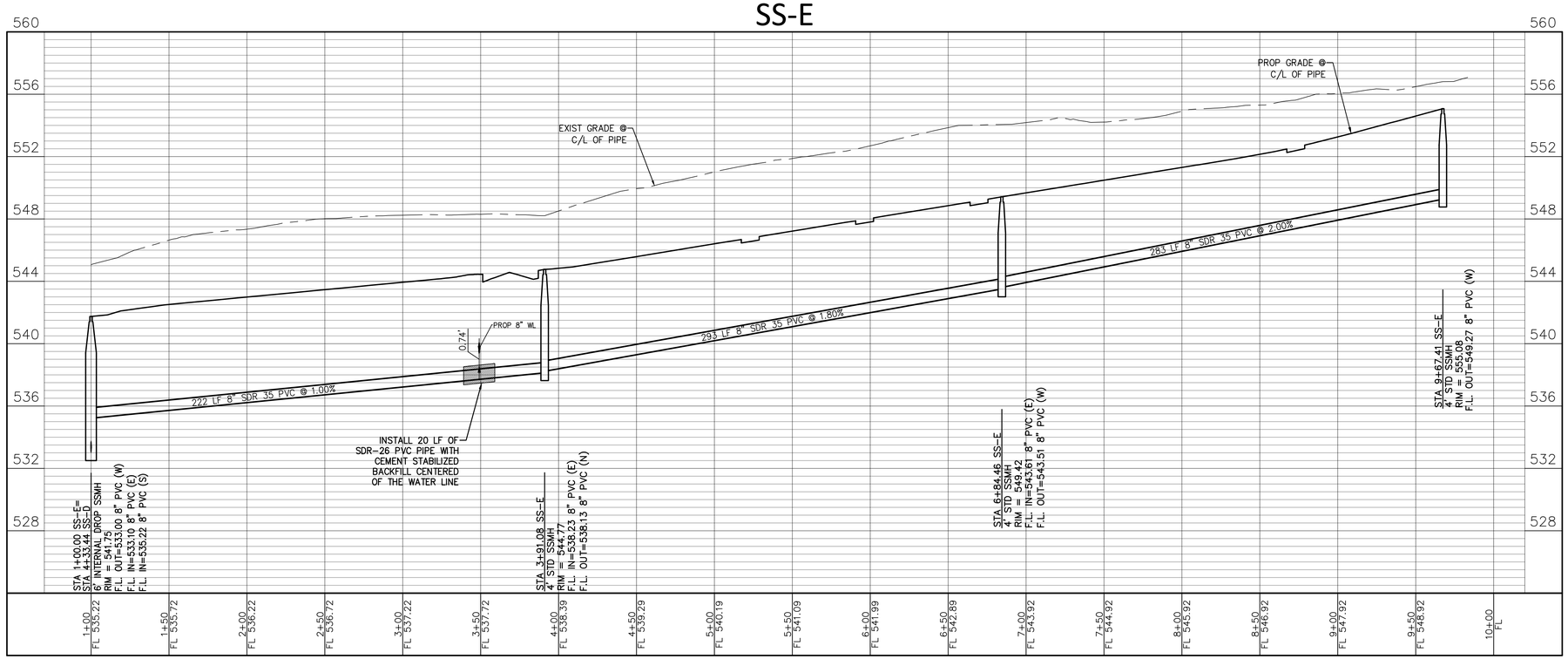
STATE OF TEXAS
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PROFESSIONAL ENGINEER
03/02/2023

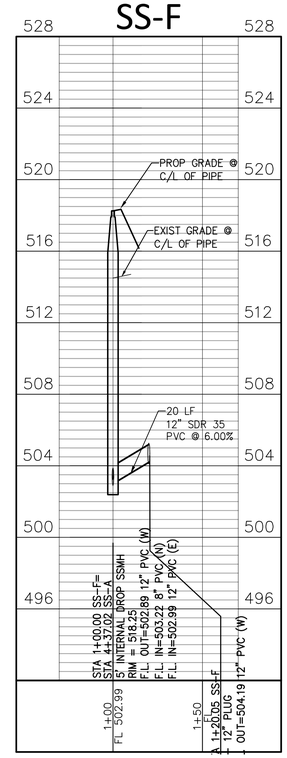
SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

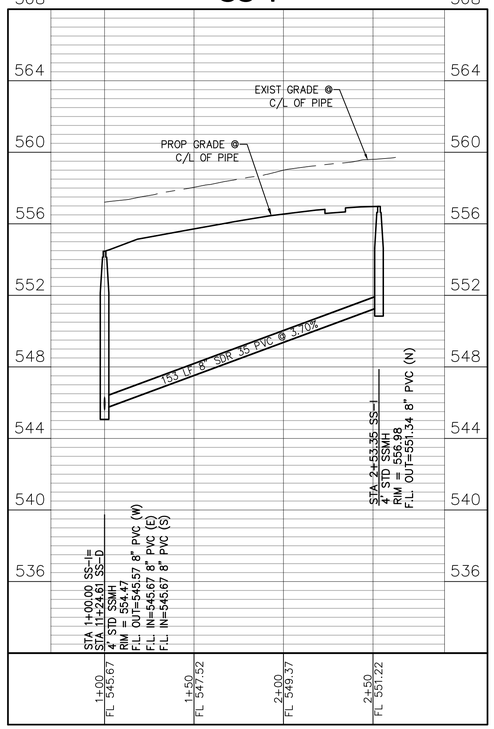
JVC No 2215

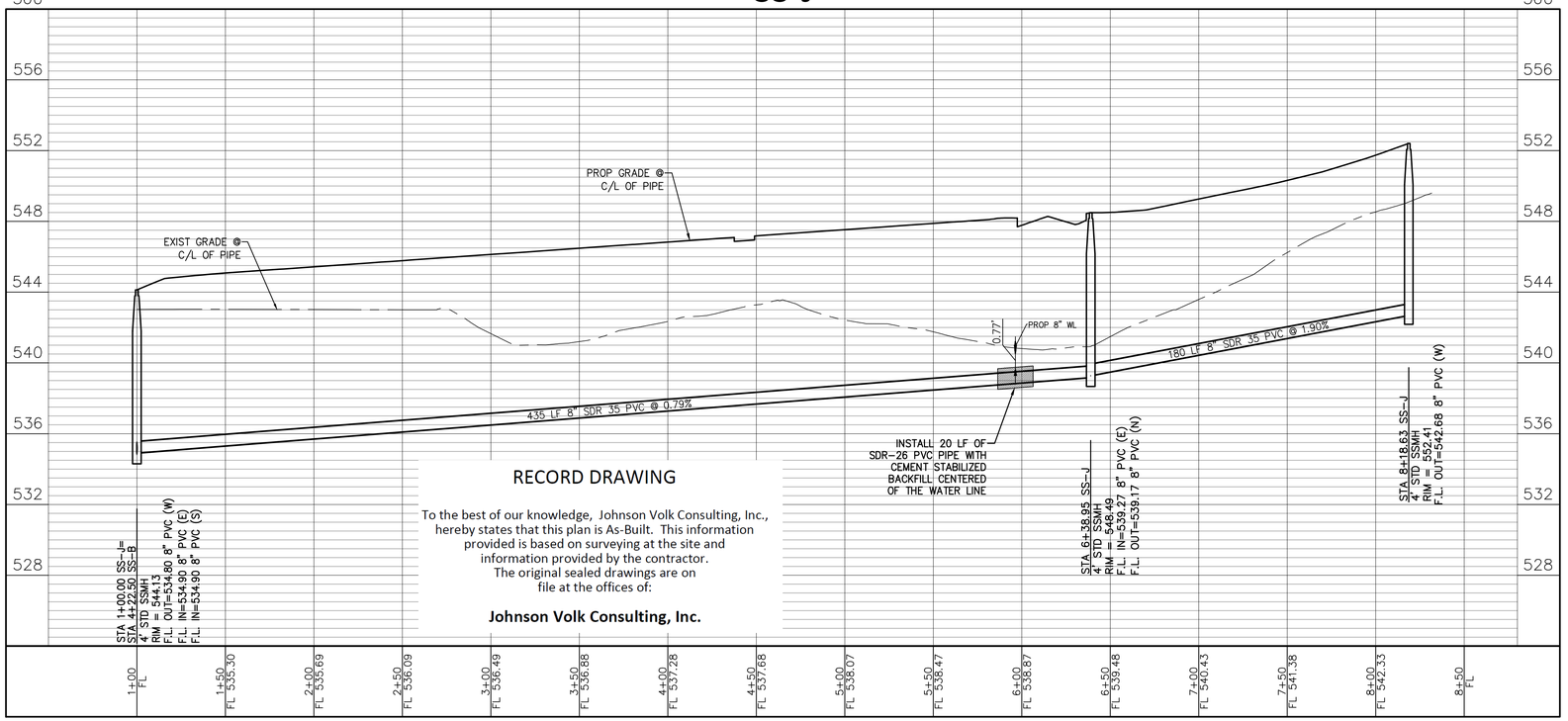
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TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WASTE WATER PLAN & PROFILE - SS-E SS-F
SS-I SS-J

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER
03/02/2023

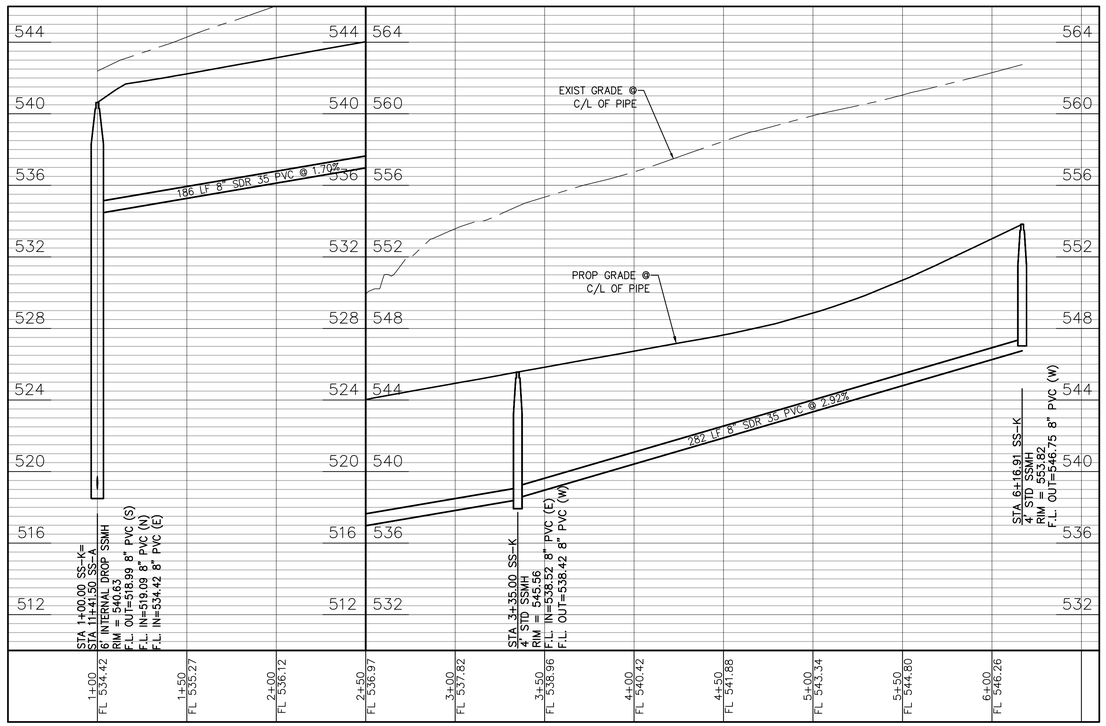
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1" = 4' (V)
One Inch

JVC No 2215

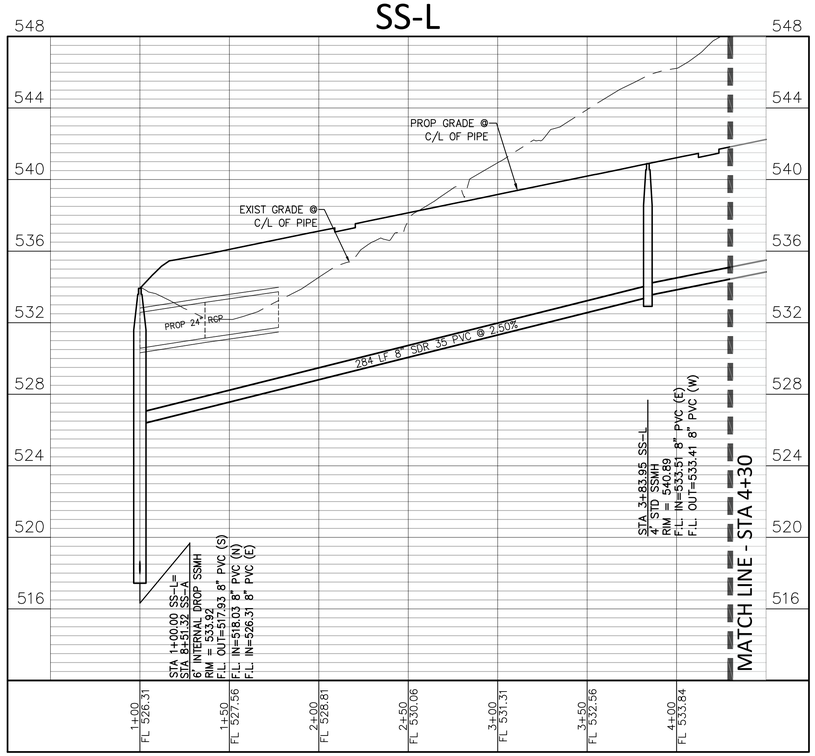
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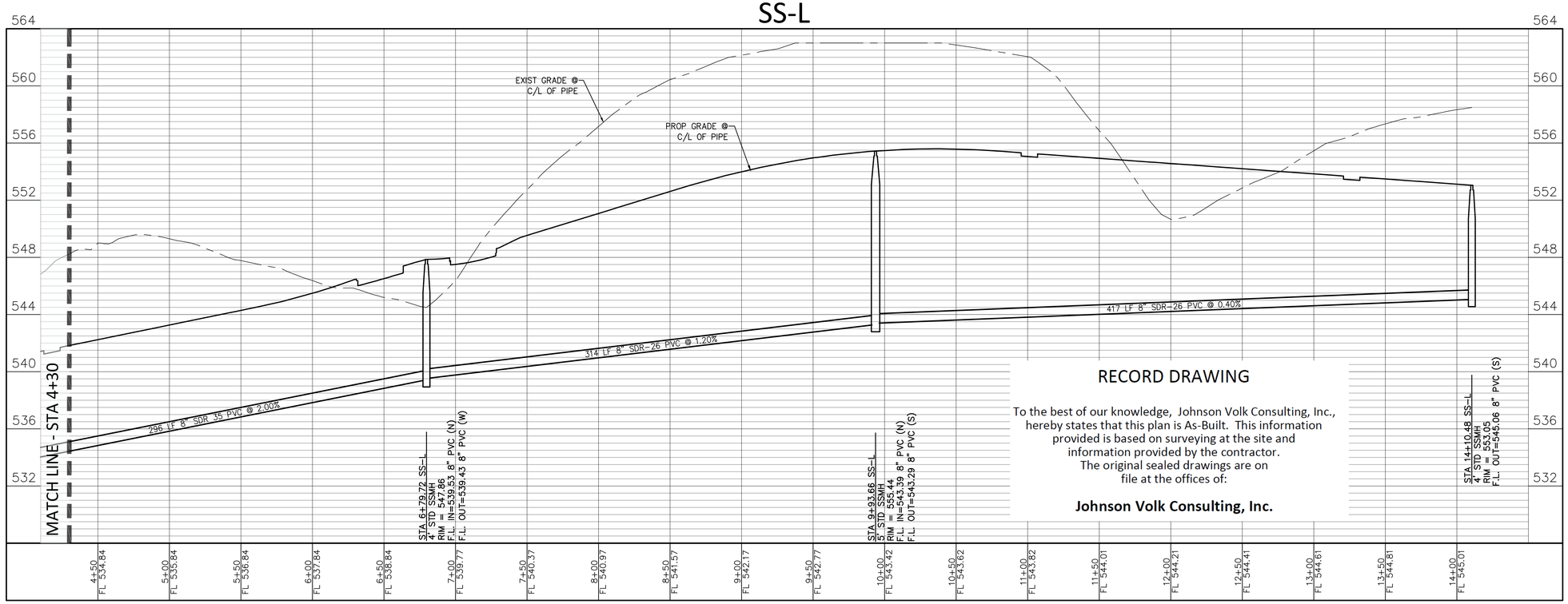
SS-K



SS-L



SS-L



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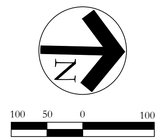
TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WASTE WATER PLAN & PROFILE - SS-K SS-L

STATE OF TEXAS
THOMAS K. DAYTON
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LICENSED
PROFESSIONAL ENGINEER
03/02/2023

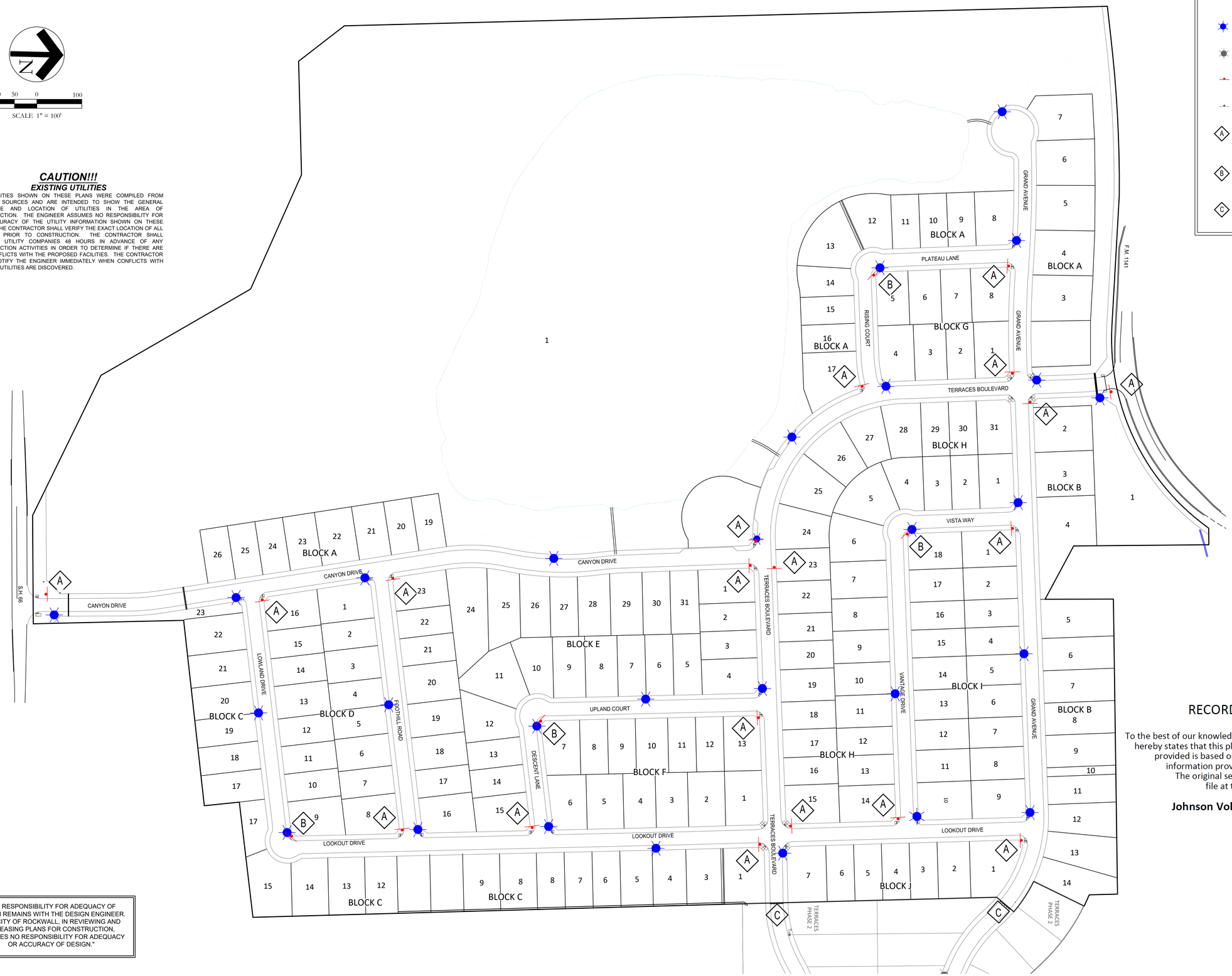
SCALE:
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1" = 4' (V)
One Inch
JVC No 2215

J:\civil 3d projects\mp - michael joyce properties\2215 - wallis green\jvc plans\dwg\sheets\construction plans\phase 1\2215 - waste water.dwg



CAUTION!!!
EXISTING UTILITIES

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LEGEND

- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- PROPOSED STREET SIGN
- EXISTING STREET SIGN
- A — R1-1 WITH STREET NAMES
- B — STREET NAMES ONLY
- C — END OF ROAD BARRICADE

STOP R1-1 (30"X30")

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

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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LIGHTING & SIGNAGE PLAN

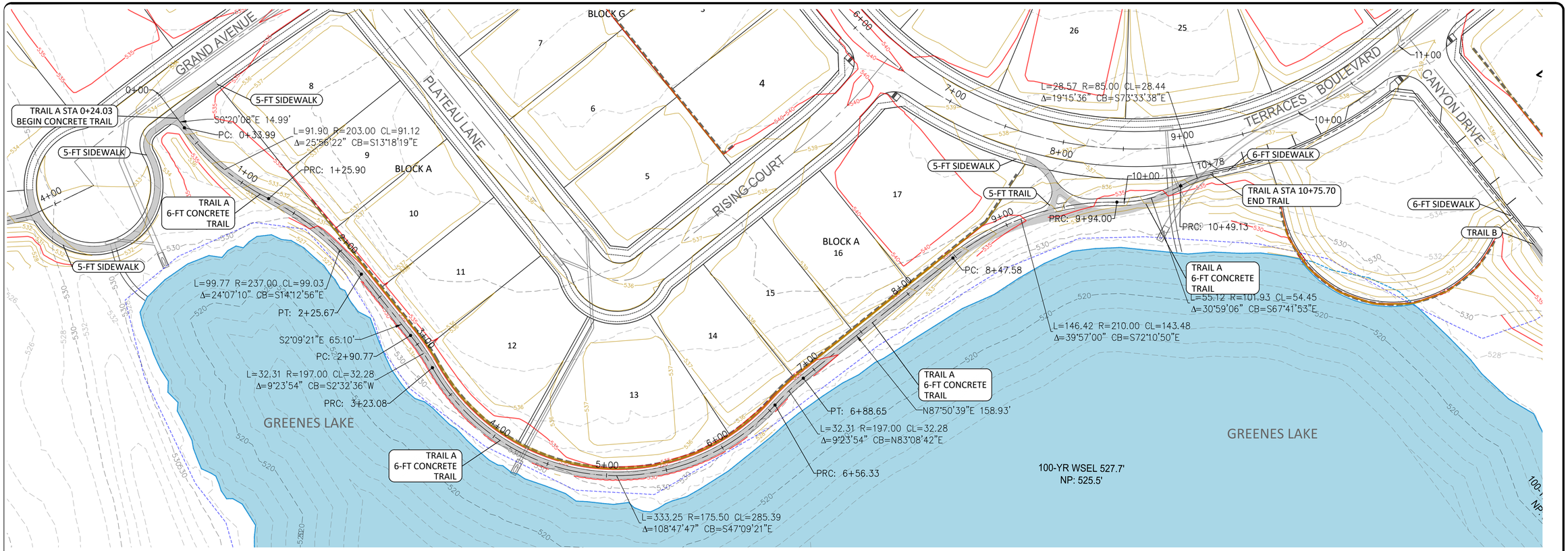
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
03/09/2023

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 2215

53

J:\civil 3d projects\mjp - michael joyce properties\2215 - valhi green\ive plans\dwg\sheets\construction plans\phase 1\2215 - lighting.dwg



RECORD DRAWING

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CAUTION!!!
EXISTING UTILITIES

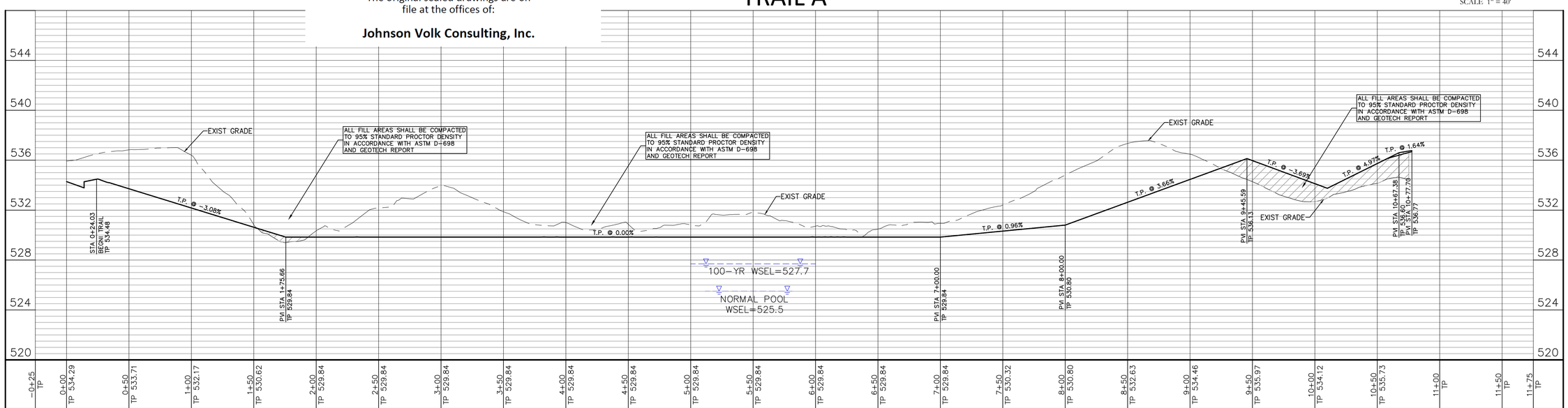
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N

40 20 0 40

SCALE 1" = 40'

TRAIL A



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

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SIDEWALK PLAN & PROFILE - TRAIL A

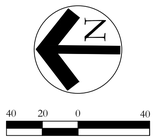
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER
03/02/2023

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 2215

54

J:\civil 3d projects\mp - michael joyce properties\2215 - valls green\jvc plans\dwg\sheets\construction plans\phase 1\2215 - signage & trails.dwg



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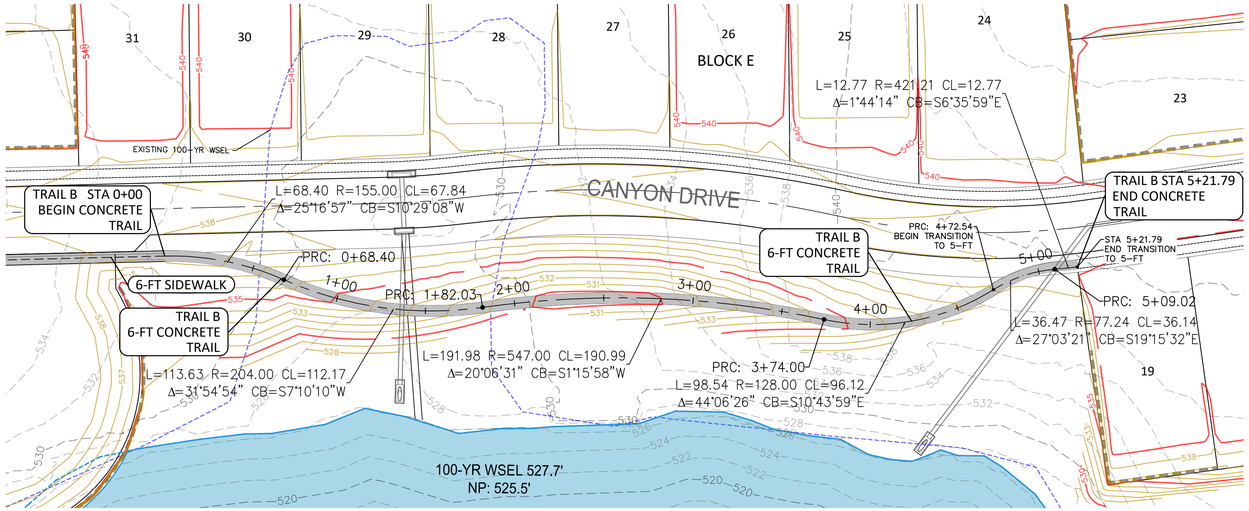
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EXISTING UTILITIES

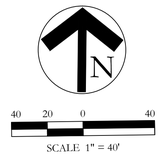
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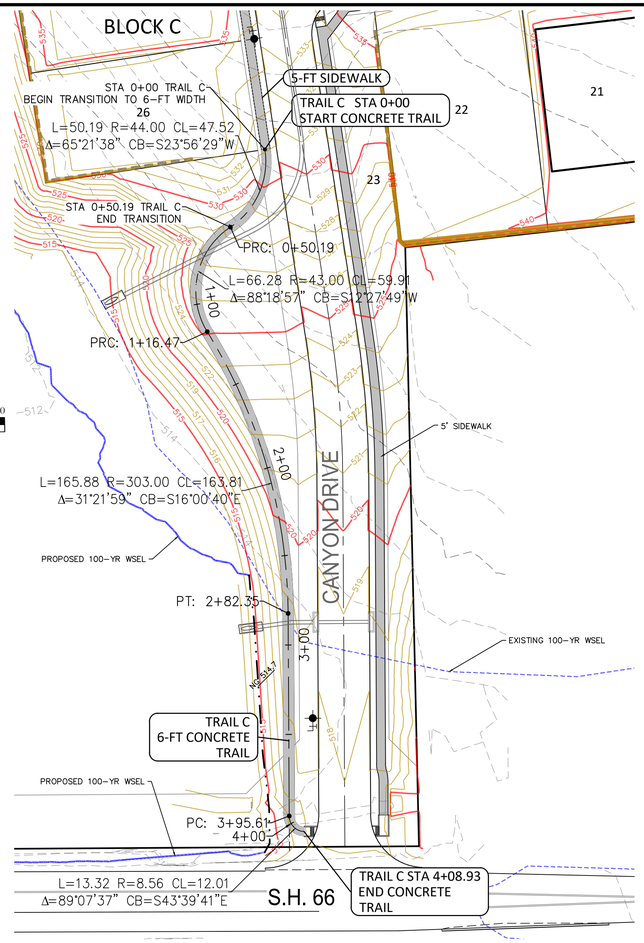
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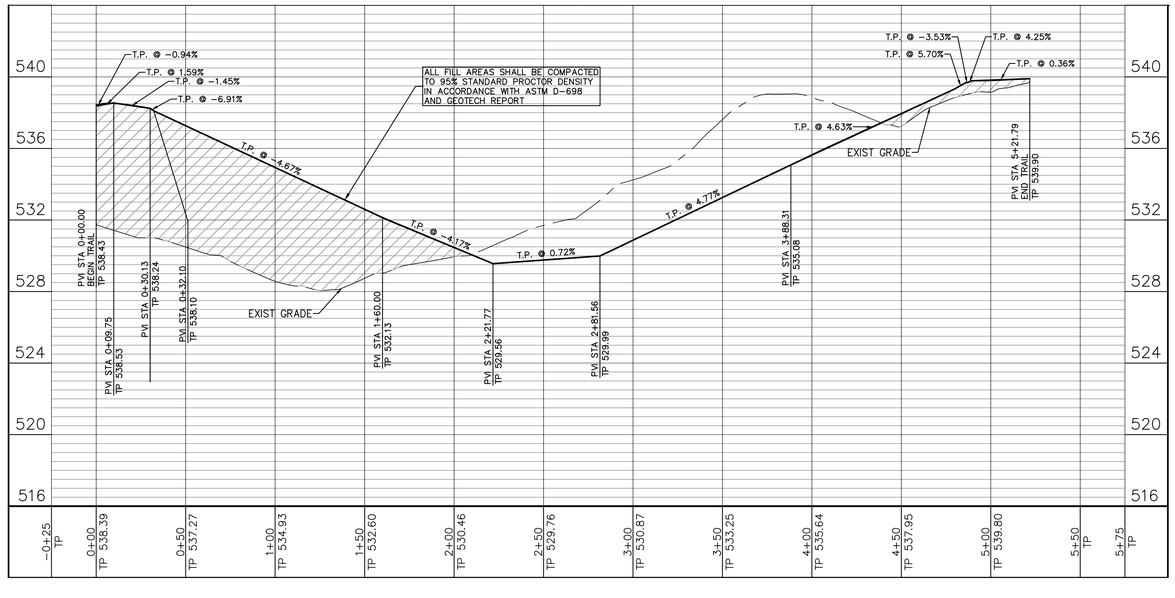
Johnson Volk Consulting, Inc.



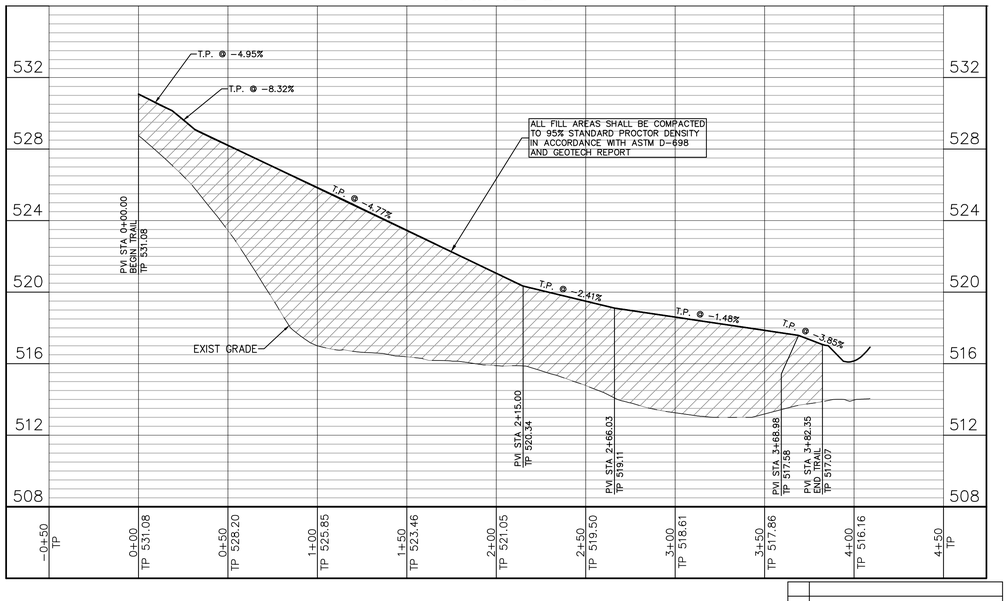




TRAIL B



TRAIL C



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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SIDEWALK PLAN & PROFILE - TRAIL B & C

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER
03/03/2023

SCALE:
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1" = 4' (V)
One Inch

JVC No 2215

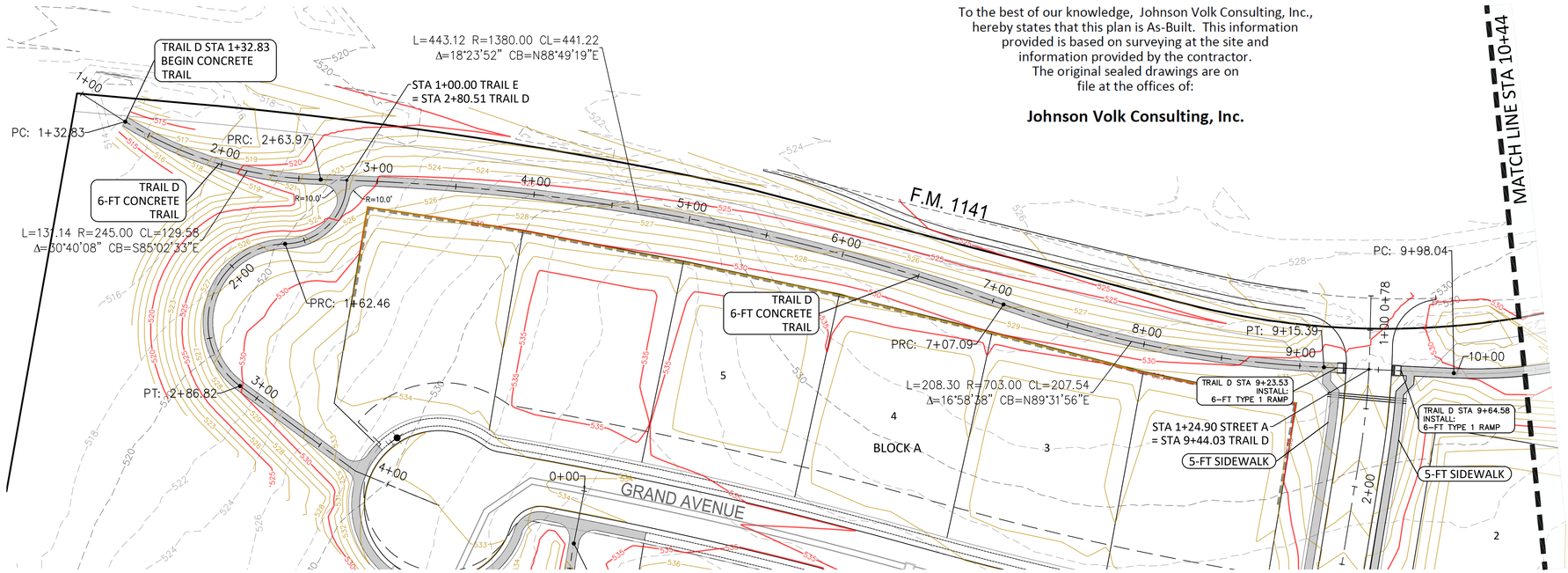
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J:\civil 3d projects\mp - michael joyce properties\2215 - walls green\jvc plans\dwg\sheets\construction plans\phase 1\2215 - signage & trails.dwg

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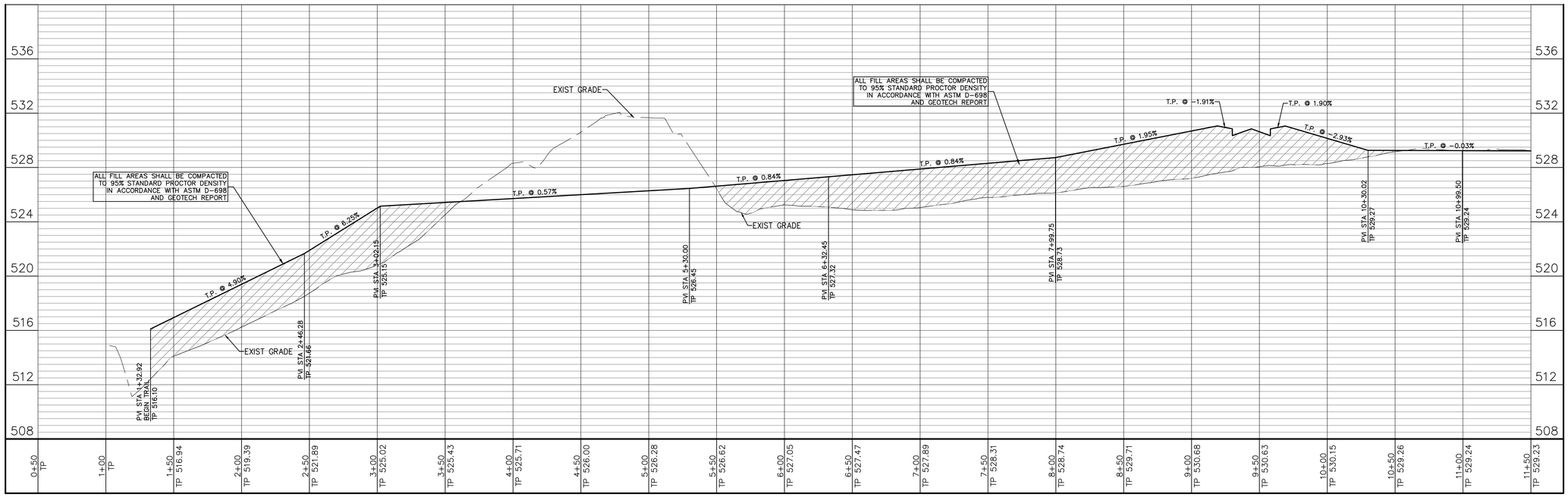
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N

40 20 0 40

SCALE 1" = 40'

TRAIL D



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TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SIDEWALK PLAN & PROFILE - TRAIL D

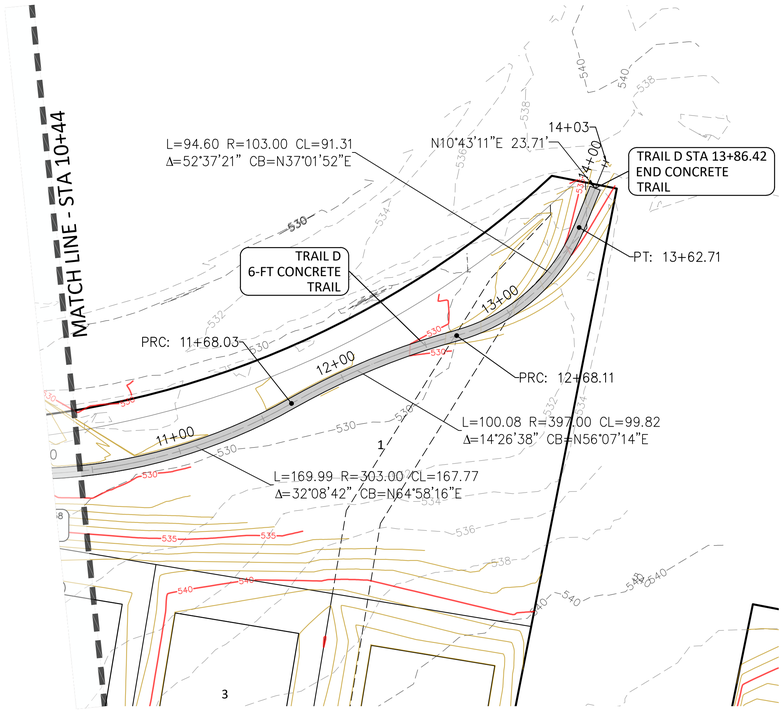
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THOMAS K. DAYTON
91751
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01/24/2023

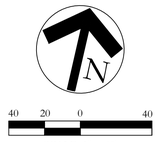
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One Inch

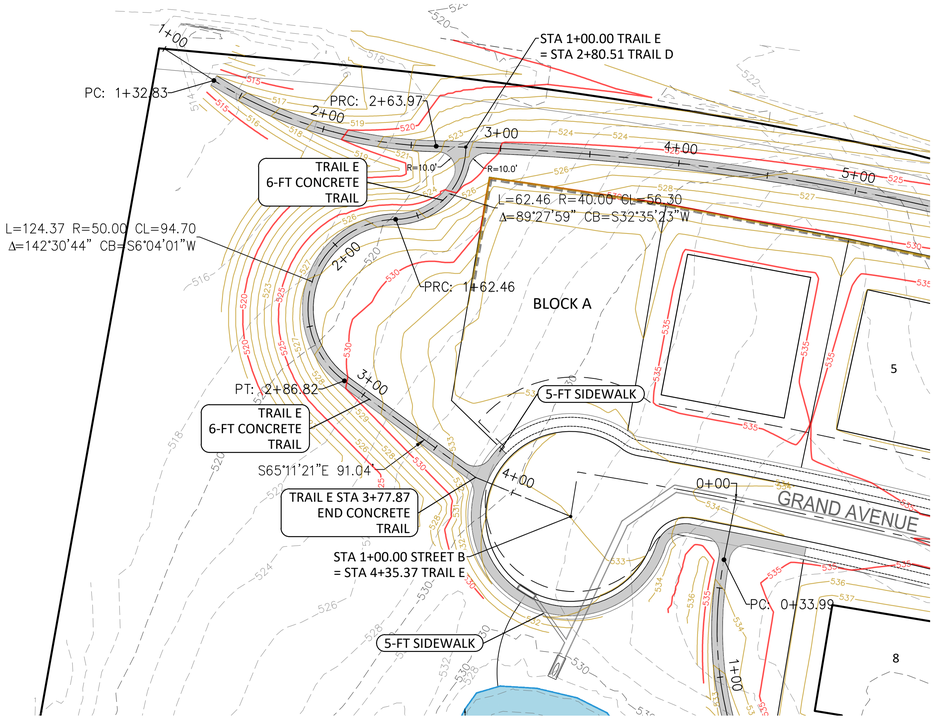
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56

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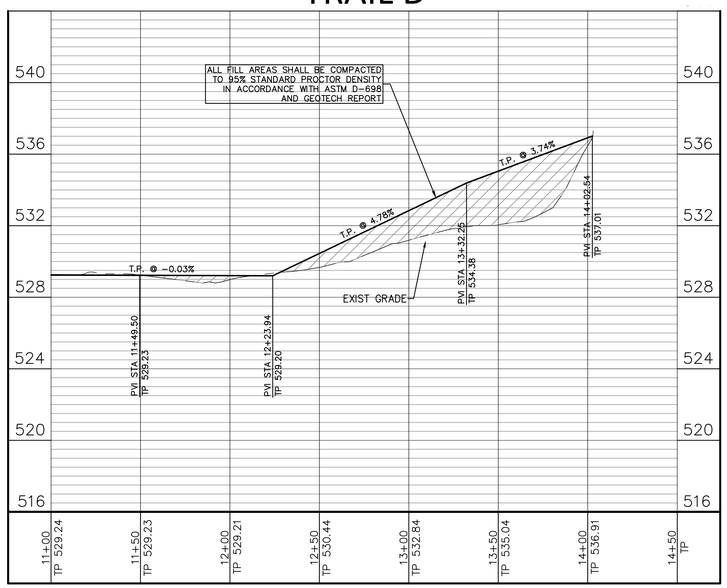


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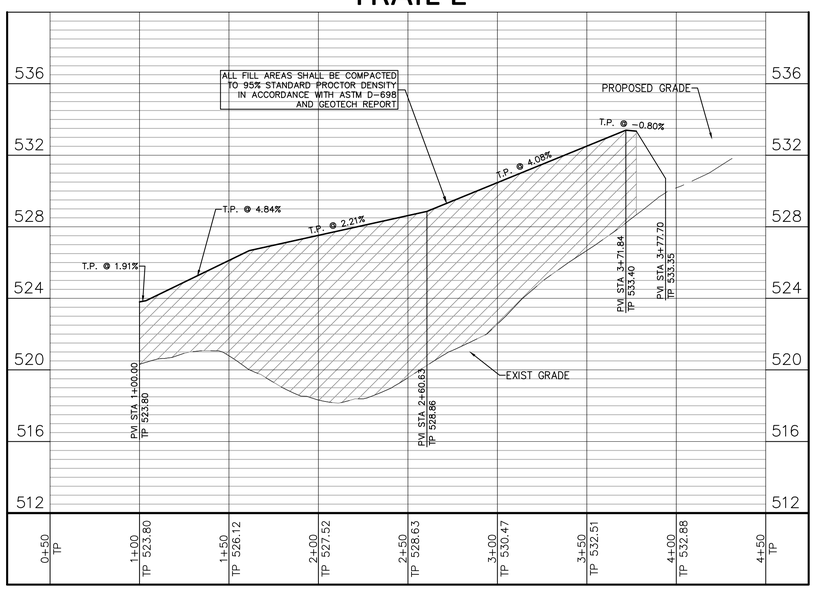
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TRAIL D



TRAIL E



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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

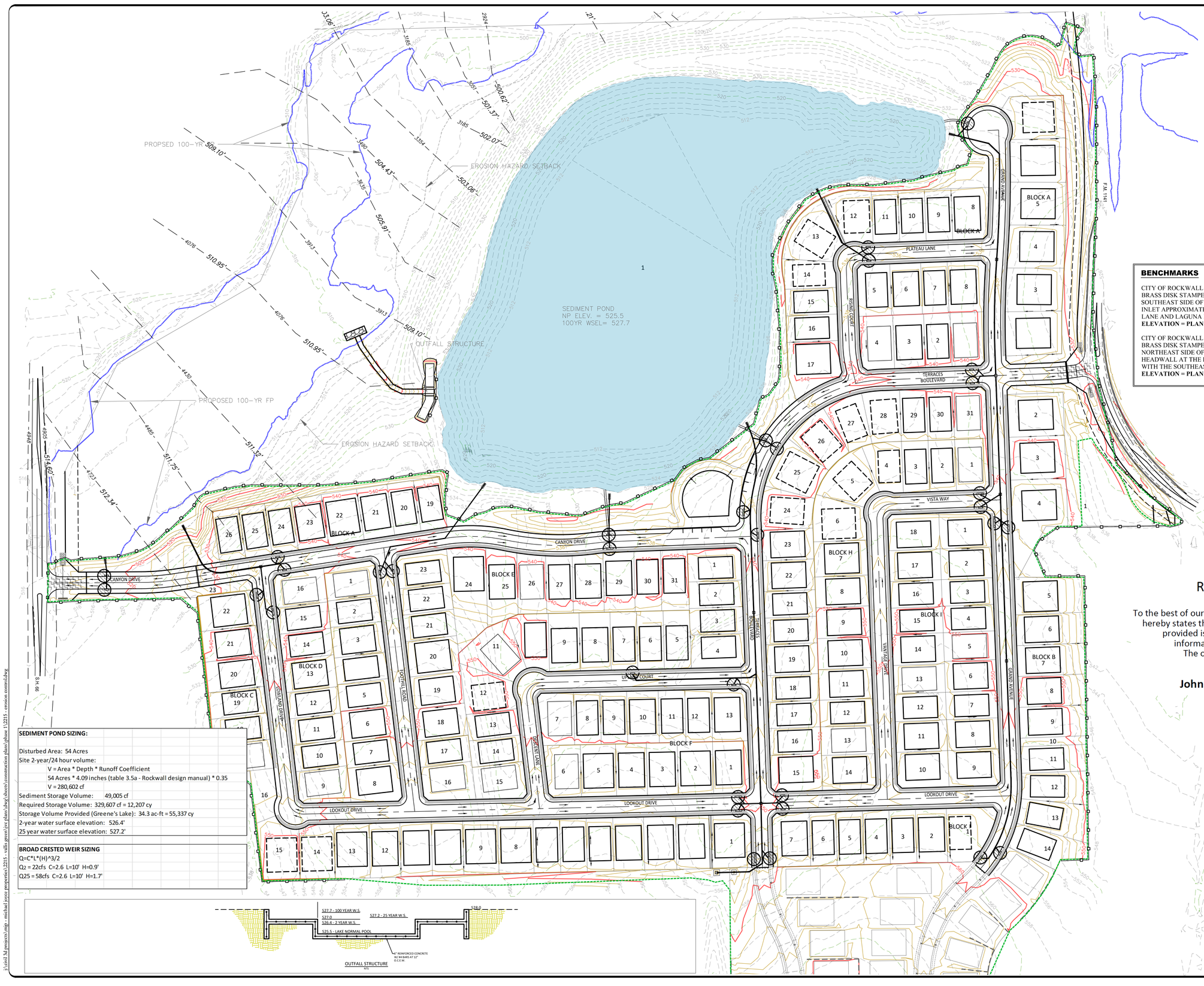
SIDEWALK PLAN & PROFILE - TRAIL D & TRAIL E

STATE OF TEXAS
THOMAS K. DAYTON
91751
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PROFESSIONAL ENGINEER
01/24/2023

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 2215

J:\civil 3d projects\mtp - michael joyce properties\2215 - valls green\jvc plans \dwg\sheets\construction plans\2215 - lighting, signage & sw.dwg



BENCHMARKS

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

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

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SEDIMENT POND SIZING:

Disturbed Area: 54 Acres
Site 2-year/24 hour volume:
V = Area * Depth * Runoff Coefficient
54 Acres * 4.09 inches (table 3.5a - Rockwall design manual) * 0.35
V = 280,602 cf
Sediment Storage Volume: 49,005 cf
Required Storage Volume: 329,607 cf = 12,207 cy
Storage Volume Provided (Greene's Lake): 34.3 ac-ft = 55,337 cy
2-year water surface elevation: 526.4'
25 year water surface elevation: 527.2'

BROAD CRESTED WEIR SIZING

$Q=C*L*(H)^3/2$
Q_2 = 22cfs C=2.6 L=10' H=0.9'
Q_{25} = 58cfs C=2.6 L=10' H=1.7'

OUTFALL STRUCTURE
NTS

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N

100 50 0 100

SCALE 1" = 100'

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ROCKWALL COUNTY, TEXAS

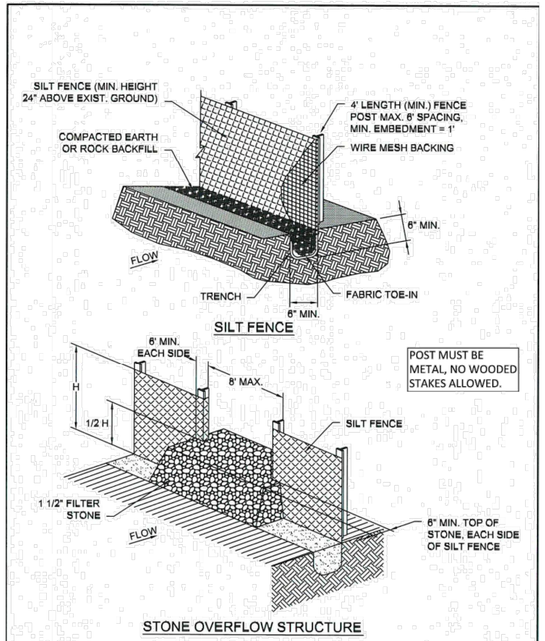
EROSION CONTROL PLAN

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
04/05/2023

JVC No 2215

58

J:\civil 3d projects\mjp - michael joyce properties\2215 - valls green\jvc plans\dwg\sheets\construction plans\phase 1\2215 - erosion control.dwg



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

Page 249

SILT FENCE GENERAL NOTES:

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

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

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

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

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

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

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

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

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

Page 250

ROCK CHECK DAM GENERAL NOTES:

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

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

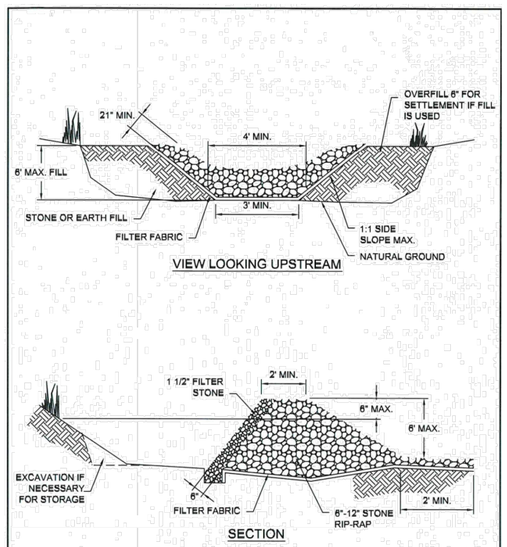
3. WHEN SILT REACHES A DEPTH EQUAL TO ONE–THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.

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

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

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

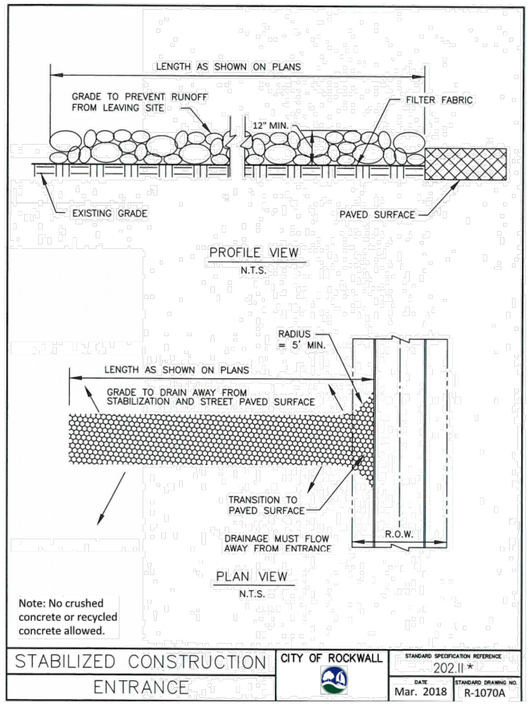
Page 251



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

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

Page 254



Note: No crushed concrete or recycled concrete allowed.

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

Page 252

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

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

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

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

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

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

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

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

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

9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

10. **NO CRUSHED OR RECYCLED CONCRETE ALLOWED.**

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

Page 253

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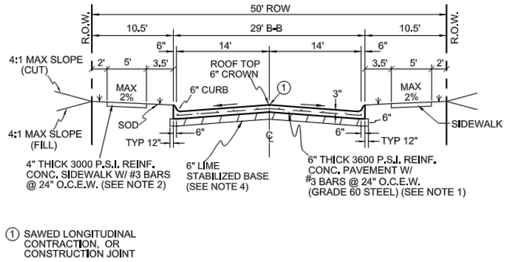
EROSION CONTROL DETAILS

STATE OF TEXAS
THOMAS K. DAYTON
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LICENSED
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03/08/2023

SCALE:
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1" = 4' (V)
One Inch
JVC No 2215

59

J:\civil 3d projects\mp - michael joyce properties\2215 - wallis green\ive plans\dwg\sheets\construction plans\phase 1\2215 - standard details.dwg



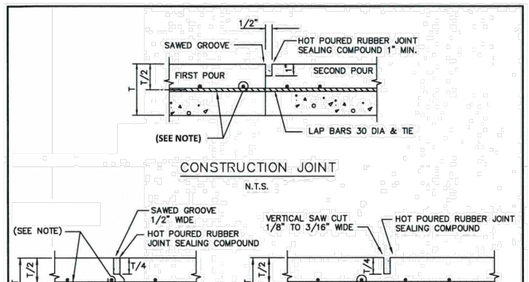
50' R.O.W. Residential Street
(Not to Scale)

NOTES:

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

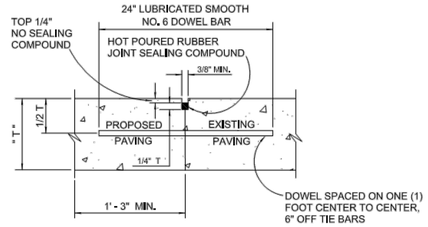
REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL	
LOCAL RESIDENTIAL STREET		DATE AUG. '19 / DRAWING NO. R-2033

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REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 303.5.4.
JOINTS		DATE Mar. 2018 / STANDARD DRAWING NO. R-2050

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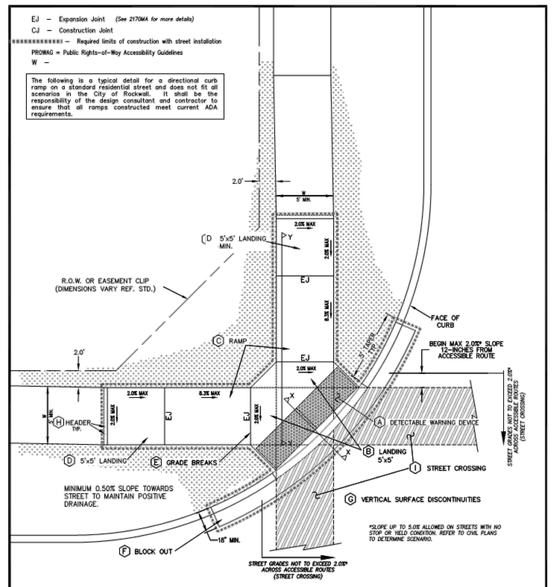
NOTES: T = PAVEMENT

1. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
2. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
3. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.

LONGITUDINAL BUTT JOINT
NOT TO SCALE

REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL	
LONGITUDINAL BUTT JOINT		DATE OCT. '17 / DRAWING NO. R-2051

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NOTES: All newly constructed sidewalks, curb ramps and crosswalks installed within City of Rockwall public rights-of-way shall be considered a pedestrian access route and shall conform to the most current "Draft" Guidelines for Public Rights-of-Way created by the United States Access Board.

1. SEE DETAIL R-2125B FOR RAMP FEATURE DESCRIPTIONS
2. SEE DETAIL R-2125C FOR SECTIONS X-X AND Y-Y
3. SEE DETAIL R-2125D FOR ADDITIONAL NOTES

DIRECTIONAL CURB RAMP	CITY OF ROCKWALL	
		DATE MAR. '17 / DRAWING NO. R-2125A

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A Detectable Warning Devices (DWD) shall be pre-manufactured cast-in-place truncated dome plates installed to the manufacturer's specifications, and shall meet all ADA requirements. No Brick Pavers allowed. Color to be approved by the City. 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.

B Also known as "Clear Space" per ADA PROWAG, the City requires a minimum landing space of 5-foot by 5-foot at the bottom of every ramp. This landing space shall have a cross slope in both directions that does not exceed 2.0% 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 2.0%. Length of ramp can vary, but shall not exceed 15 feet to achieve desired elevation change.

D Also known as "Turning Space" per ADA PROWAG, a minimum landing space of 5-foot by 5-foot shall be at the top of every ramp. This landing (turning) space shall have a cross slope in both directions that does not exceed 2.0%. 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. Where the ends of the bottom grade break are less than or equal to 5 feet, the DWD shall be placed within the ramp at the bottom grade break. Where either end of the bottom grade break is greater than 5 feet, the DWD shall be placed behind the back of the curb.

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. Concrete shall tie to street paving with a keyway joint per NCTCOG detail 2050. No curb shall be constructed where a DWD is provided. The curb on either side shall have a typical 5 foot taper to transition from the standard 6-inch 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 ¼-inch grade separation (elevation difference), or ½-inch grade separation if beveled (bevel slope shall not be steeper than 50%).

H A sidewalk header shall be constructed at ends of all work performed.

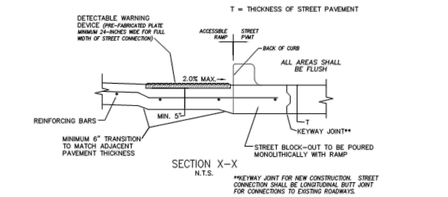
I Street crossings shall adhere to same guidelines as other accessible routes within public right-of-way, and shall be for the full width of the in-line accessible route. Cross slope shall not exceed 2%*. New street construction shall incorporate all ADA design requirements. It shall be the responsibility of the Design Professional and Contractor to ensure all street crossings meet the requirements of PROWAG. Street alterations on existing streets to bring to compliance shall be at the City Engineer's discretion.

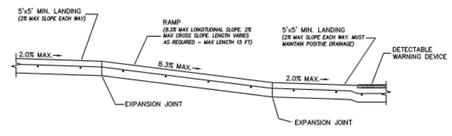
J All curbs constructed as part of an ADA Ramp shall match City curb standards.

** See PROWAG special design considerations when street crossing has no stop or yield condition.*

DIRECTIONAL CURB RAMP	CITY OF ROCKWALL	
		DATE MAR. '17 / DRAWING NO. R-2125B

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NOTE: ALL SIDEWALK CURB RAMPS WILL BE 3,600 PSI (6.5 SACK/CY) CONCRETE.

DIRECTIONAL CURB RAMP	CITY OF ROCKWALL	
		DATE MAR. '17 / DRAWING NO. R-2125C

Page 271

RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

Johnson Volk Consulting, Inc.

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

1	
2	
3	

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

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING DETAILS

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
03/08/2023

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 2215

60

j:\civil 3d projects\mp - michael joyce properties\2215 - wells green\ive plans\dwg\sheets\construction plans\phase 1\2215 - standard details.dwg

PEDESTRIAN ACCESSIBILITY (WITHIN PUBLIC R.O.W.)

All newly constructed sidewalks, curb ramps and crosswalks installed within City of Rockwall public rights-of-way shall be considered a pedestrian access route and shall conform to the most current Guidelines for Public Rights-of-Way created by the United States Access Board.

CURB RAMPS

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

DETECTABLE WARNING DEVICE

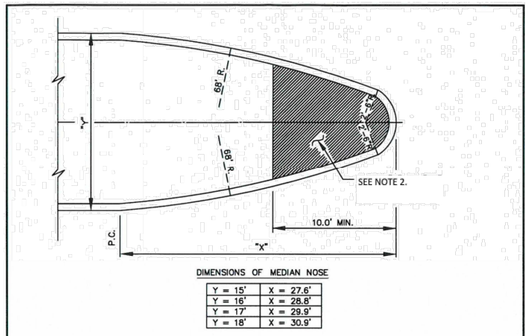
10. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with Section 705 of the TAS. The surface must contrast visually with adjoining surfaces. Furnish and install an approved cast-in-place dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
11. Detectable Warning Materials shall be truncated dome plates in the color approved by the City. Install products in accordance with manufacturer's specifications.
12. Detectable warning surfaces must be slip resistant and not allow water to accumulate.
13. Detectable warning surfaces shall be a minimum of 24" in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
14. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb. When placed on the ramp, align the rows of domes to be perpendicular to the grade break between the ramp run and the street. Where detectable warning surfaces are provided on a surface with a slope that is less than 5 percent, dome orientation is less critical. Detectable warning surfaces may be curved along the corner radius.

SIDEWALKS

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

DIRECTIONAL CURB RAMP	CITY OF ROCKWALL	
		DATE: MAR. '17 | DRAWING NO.: R-2125D

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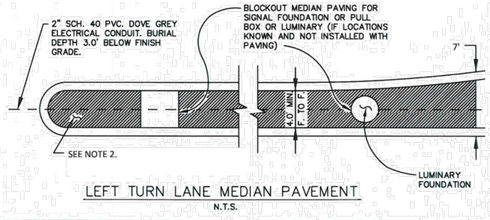


DIMENSIONS OF MEDIAN NOSE

Y = 15'	X = 27.6'
Y = 16'	X = 28.6'
Y = 17'	X = 29.9'
Y = 18'	X = 30.9'

CONCRETE NOSE FOR MEDIAN ISLAND
N.T.S.

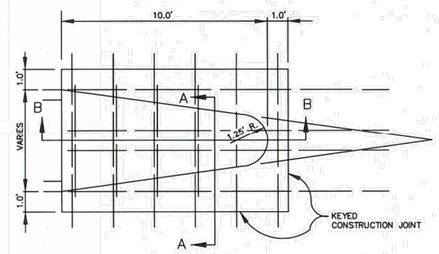
NOTES
1. LEFT TURN LANE SHALL HAVE A MOWER ACCESS RAMP.
2. MEDIAN PAVING TO BE CONSTRUCTED OF INEGRAL STAMPED & STAINED REINFORCED CONCRETE, COLOR AND PATTERN TO BE APPROVED BY THE CITY. CONCRETE TO BE MINIMUM SIX (6") INCH 3600PSI (6.5 SACK/CY) WITH #4 BARS ON 18" CENTERS.
3. STREET LIGHT POLE BASES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



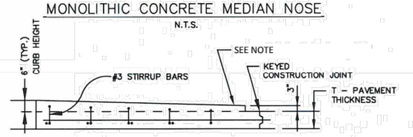
LEFT TURN LANE MEDIAN PAVEMENT
N.T.S.

MEDIAN ISLAND PAVEMENT NOSE & LEFT TURN LANE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE: 305.3 DATE: AUG. '19 | STANDARD DRAWING NO.: R-2130

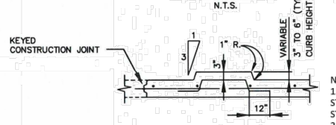
Page 273



MONOLITHIC CONCRETE MEDIAN NOSE
N.T.S.



SECTION B–B
N.T.S.

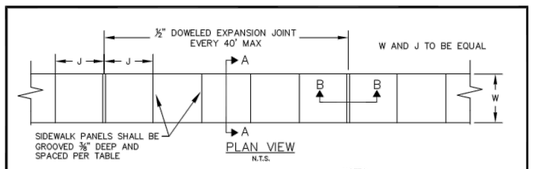


SECTION A–A
N.T.S.

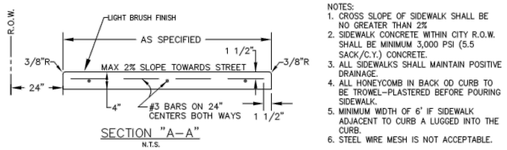
NOTE:
1. MEDIAN NOSE PAVEMENT STRENGTH SHALL MATCH THAT OF STREET PAVING.
2. MONOLITHIC NOSE REQUIRED WHEN LESS THAN 6.0' FACE TO FACE.
3. REINFORCEMENT BARS SHALL MATCH THOSE IN PAVEMENT.

MEDIAN ISLAND PAVEMENT MONOLITHIC CONCRETE NOSE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE: 305.3 DATE: AUG. '19 | STANDARD DRAWING NO.: R-2140

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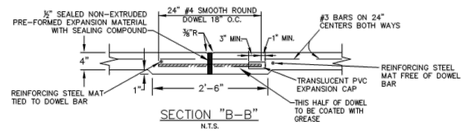


PLAN VIEW
N.T.S.

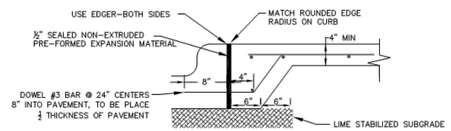


SECTION "A–A"
N.T.S.

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



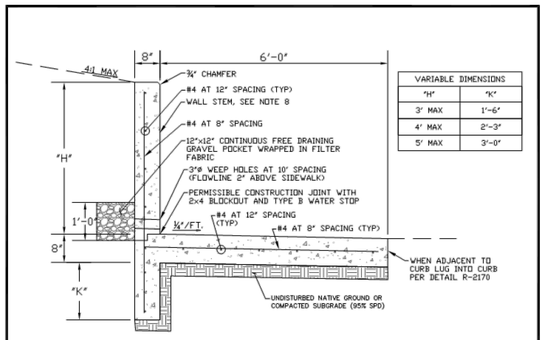
SECTION "B–B"
N.T.S.



JOINT LUG DETAIL FOR MEDIAN PAVEMENT
LEAD WALK CONNECTIONS OR SIDEWALK ADJACENT TO CURB
N.T.S.

REINFORCED CONCRETE SIDEWALKS JOINTS AND SPACING	CITY OF ROCKWALL	DATE: AUG '19 | DRAWING NO.: R-2170

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VARIABLE DIMENSIONS	
"H"	"K"
3' MAX	1'-6"
4' MAX	2'-3"
5' MAX	3'-0"

RETAINING WALL WITH INTEGRAL SIDEWALK
N.T.S.

NOTES:
1. FOR USE OF THIS STANDARD DETAIL, THE FOLLOWING GEOTECHNICAL SITE CONDITIONS MUST BE MET:
   -MINIMUM ALLOWABLE BEARING PRESSURE: 1,500 PSF
   -MINIMUM COEFFICIENT OF FRICTION= 0.3
   -MAXIMUM ACTIVE PRESSURE COEFFICIENT (Ko)= 0.65
2. ALL MATERIALS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
4. ALL REINFORCING STEEL SHALL BE GRADE 60.
5. ALL CLEAR COVER SHALL BE 2" WHERE FORMED AND 3" WHERE CAST AGAINST EARTH.
6. IF ANY SURCHARGE LOAD IS ANTICIPATED AN ENGINEERING DESIGN IS REQUIRED, SEALED BY A REGISTERED ENGINEER IN THE STATE OF TEXAS. THIS INCLUDES DEAD LOAD SURCHARGES AND LIVE LOAD SURCHARGES SUCH AS TRAFFIC LOADS.
7. JOINT LOCATIONS SHALL MATCH ON SIDEWALK AND WALL. JOINT SPACING SHALL BE EVERY 30 FEET FOR CONTROL JOINTS AND EVERY 90 FEET FOR EXPANSION JOINTS. TYPE B WATERSTOP SHALL BE APPLIED ON THE FILL SIDE OF ALL EXPANSION AND CONSTRUCTION JOINTS.
8. WALL FACE SHALL BE FORM LINER OR STONE VENEER WITH RANDOM ROCK ASHLAR PATTERN, NO SMOOTH CONCRETE SURFACE ALLOWED

REINFORCED CONCRETE RETAINING WALL INTEGRAL WITH SIDEWALK	CITY OF ROCKWALL	DATE: AUG '19 | DRAWING NO.: R-2180

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GENERAL NOTES:

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

PAVEMENT SYSTEMS GENERAL NOTES	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE: 302,303 DATE: Mar. 2018 | STANDARD DRAWING NO.: R-2190

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RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

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1	

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

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING DETAILS

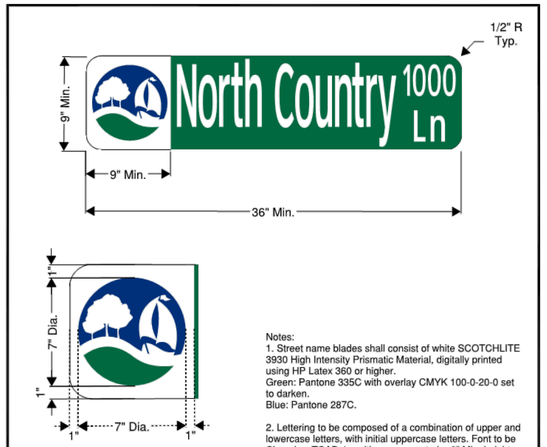
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
03/08/2023

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 2215

61

J:\civil 3d projects\mp - michael joyce properties\2215 - walls green\ive plans\dwg\sheets\construction plans\phase 1\2215 - standard details.dwg



Rockwall Logo Detail

NOT TO SCALE

Notes:
1. Street name blades shall consist of white SCOTCHLITE 3930 High Intensity Prismatic Material, digitally printed using HP Latex 360 or higher.
Green: Pantone 335C with overlay CMYK 100-0-20-0 set to darken.
Blue: Pantone 287C.

2. Lettering to be composed of a combination of upper and lowercase letters, with initial uppercase letters. Font to be Clearview TCAD-1w with uppercase to be 6" Min. height and lowercase to be 4.5" Min. height. No more than 65% compression on font width.

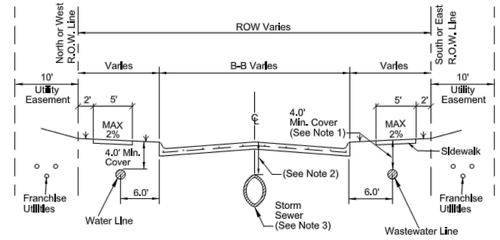
3. Lettering for street designations and block numbers to be composed of initial uppercase letters at least 3" Min. height and lower-case letters at least 2.25" Min. height.

4. Sign post to be 2 3/8" O.D. galvanized steel tube sign pole.

STREET SIGN DETAIL

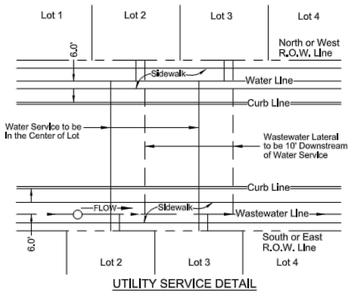
NOT TO SCALE

STREET REGULATORY SIGNAGE	CITY OF ROCKWALL	DATE	DRAWING NO.
TYPICAL STREET SIGN DETAIL		May 2018	R-2300



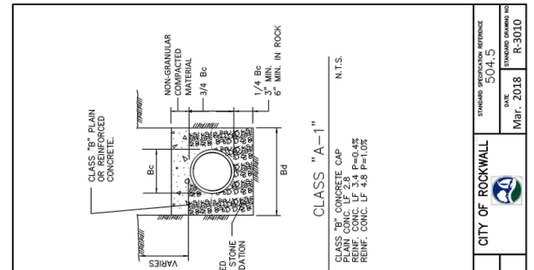
NOTE:

1. If wastewater line has a cover greater than ten feet (10') than pipe shall be minimum SDR 26 and no services allowed.
2. If cover is two (2) feet or less than Class IV RCP is required.
3. Horizontal location of storm sewer for divided roads to be determined by design engineer. Not to be placed in the parkway.

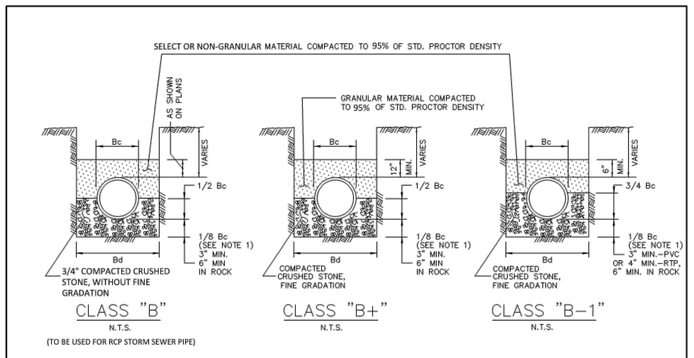


UTILITY SERVICE DETAIL

GENERAL UNDERGROUND CONDUIT	CITY OF ROCKWALL	DATE	DRAWING NO.
UTILITIES LOCATION DETAIL		OCT. '17	R-3000



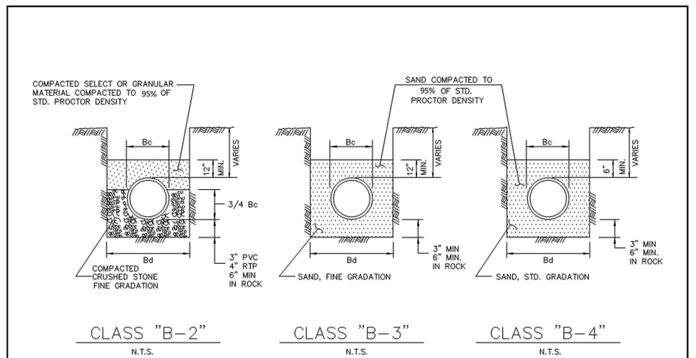
EMBEDMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 504.5	
CLASS "A" & "A-1"		DATE Mar. 2018	STANDARD DRAWING NO. R-3010
			STANDARD DRAWING NO. 3010



NOTES:

1. FOR MAINS 42" DIAMETER AND LARGER LARGER, 1/8 Bc SHALL BE TAKEN AS 6".
2. Bc = OUTSIDE DIAMETER OF PIPE
3. Bd = TRENCH WIDTH

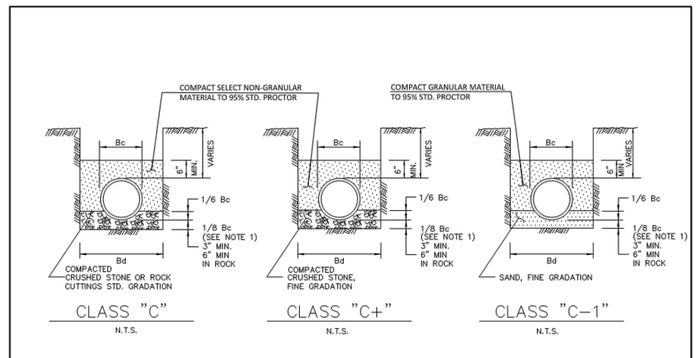
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CLASS "B", "B+", & "B-1"		DATE Mar. 2018	STANDARD DRAWING NO. R-3020
			STANDARD DRAWING NO. R-3020



NOTES:

1. Bc = OUTSIDE DIAMETER OF PIPE
2. Bd = TRENCH WIDTH
3. NO GRANULAR MATERIAL ABOVE ROCK OR STONE EMBEDMENT

EMBEDMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 504.5	
CLASS "B-2", "B-3", & "B-4"		DATE AUG. '19	STANDARD DRAWING NO. R-3030
			STANDARD DRAWING NO. 3030



NOTES:

1. FOR MAINS 42" DIAMETER AND LARGER, 1/8 Bc SHALL BE TAKEN AS 6".
2. Bc = OUTSIDE DIAMETER OF PIPE
3. Bd = TRENCH WIDTH

EMBEDMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 504.5	
CLASS "C", "C+", & "C-1"		DATE Mar. 2018	STANDARD DRAWING NO. R-3040
			STANDARD DRAWING NO. R-3040

RECORD DRAWING

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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING DETAILS

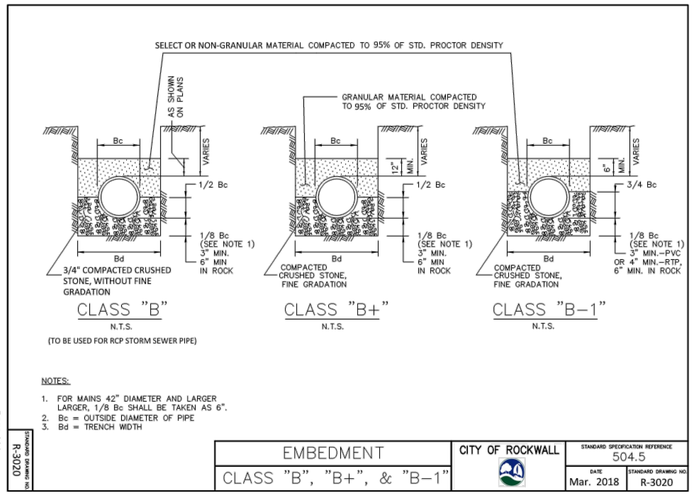
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER
03/08/2023

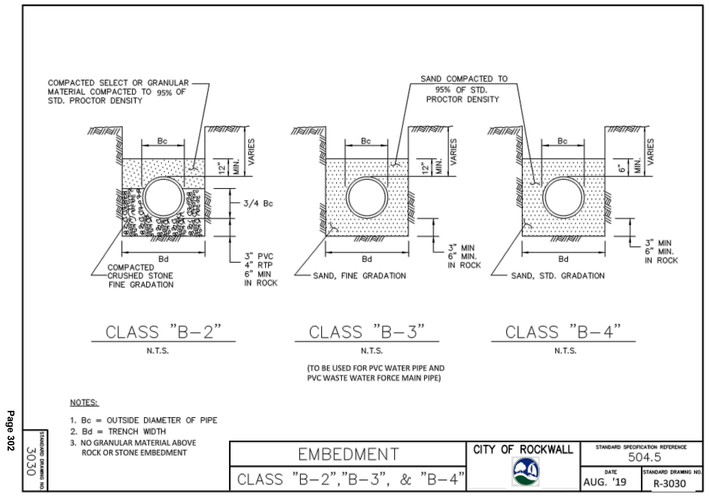
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1" = 40' (H)
1" = 4' (V)
One Inch

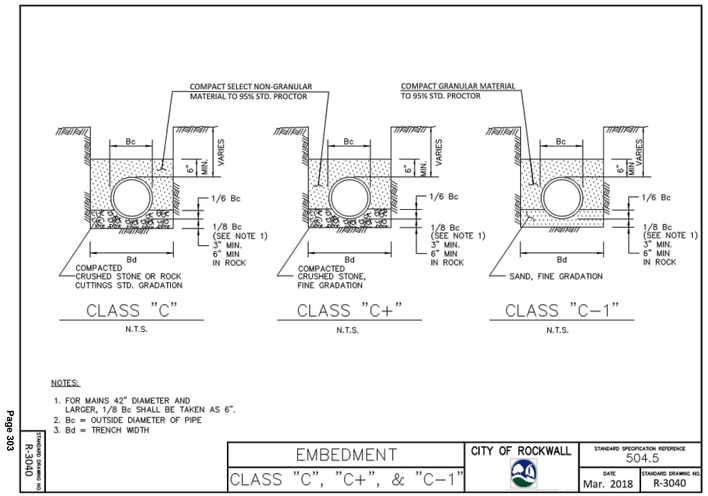
JVC No 2215

62

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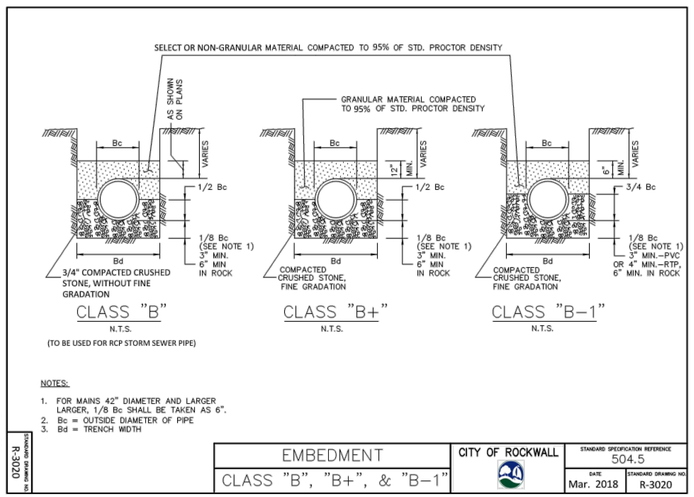


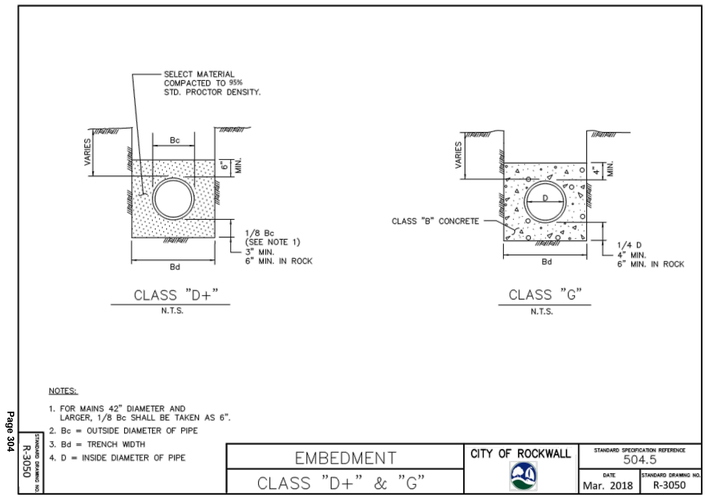


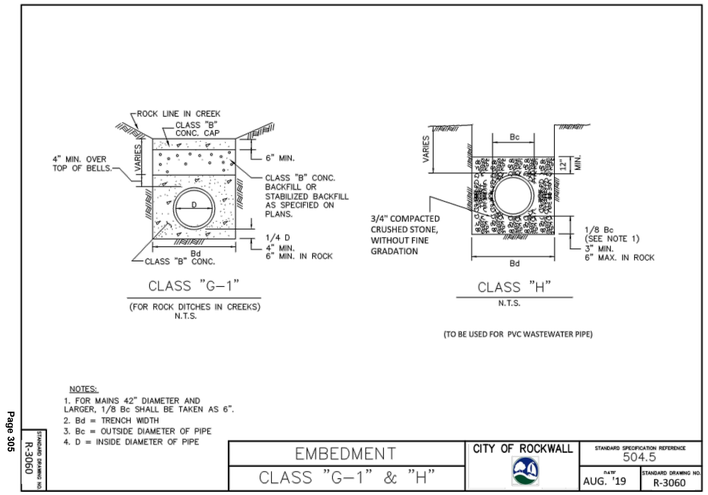
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING DETAILS

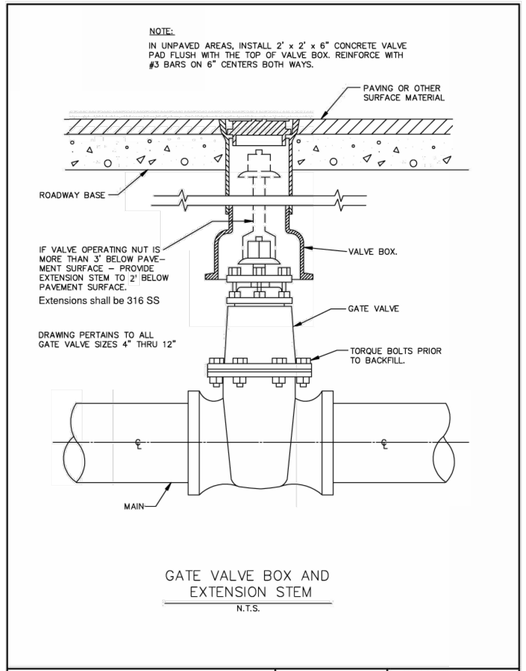
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
03/09/2023

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 2215

63

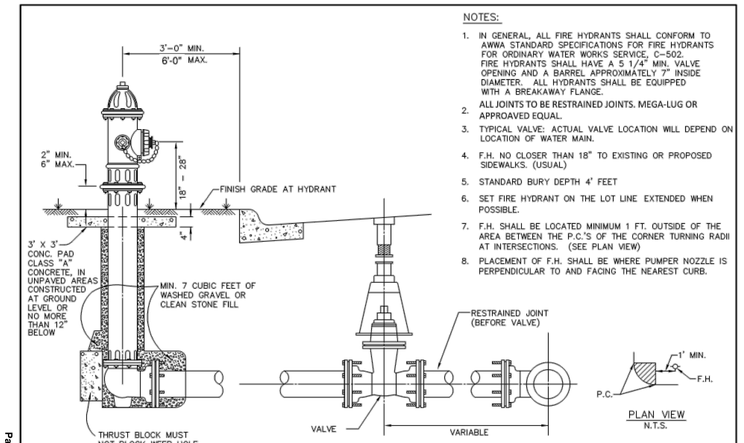
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GATE VALVE BOX AND EXTENSION STEM
N.T.S.

GATE VALVE 4" TO 12" BOX & EXTENSION STEM	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 502.6.6*
		DATE AUG. '19 / STANDARD DRAWING NO. R-4050

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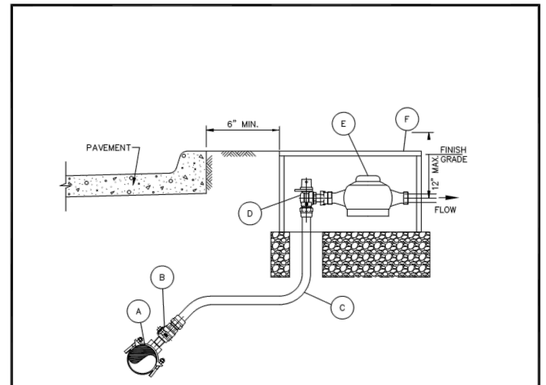


NOTES:

1. IN GENERAL, ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD SPECIFICATIONS FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE, C-502. FIRE HYDRANTS SHALL HAVE A 5 1/4" MIN. VALVE OPENING AND A BARREL APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE.
2. ALL JOINTS TO BE RESTRAINED JOINTS. MEGA-LUG OR APPROAVED EQUAL.
3. TYPICAL VALVE: ACTUAL VALVE LOCATION WILL DEPEND ON LOCATION OF WATER MAIN.
4. F.H. NO CLOSER THAN 18" TO EXISTING OR PROPOSED SIDEWALKS. (USUAL)
5. STANDARD BURY DEPTH 4' FEET
6. SET FIRE HYDRANT ON THE LOT LINE EXTENDED WHEN POSSIBLE.
7. F.H. SHALL BE LOCATED MINIMUM 1 FT. OUTSIDE OF THE AREA BETWEEN THE P.C.'S OF THE CORNER TURNING RADII AT INTERSECTIONS. (SEE PLAN VIEW)
8. PLACEMENT OF F.H. SHALL BE WHERE PUMPER NOZZLE IS PERPENDICULAR TO AND FACING THE NEAREST CURB.

STANDARD DRAWING NO. R-4120	FIRE HYDRANT INSTALLATION	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 502.3
			DATE Aug. 2019 / STANDARD DRAWING NO. R-4120

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NOTES:

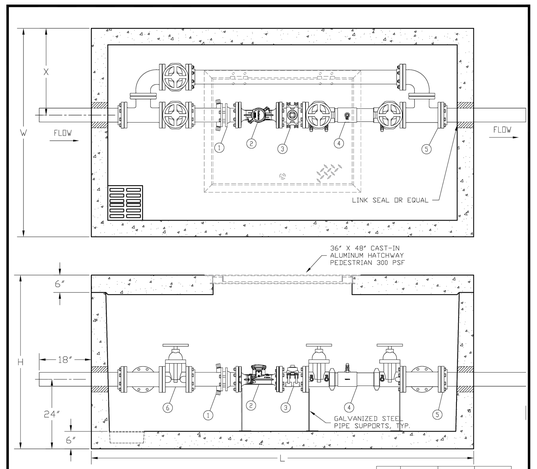
1. SERVICE PIPE SHALL BE 1" OR 2" SEAMLESS 250 PSI BLUE COLORED POLYETHYLENE ASTM D2737, SDR 9, CTS WATER SERVICE PIPE, NSF61 APPROVED.
2. TOP OF METER BOXES SHALL BE 1" ABOVE FINISHED GRADE.
3. METER BOX SHALL HAVE A MINIMUM OF 6" OF GRAVEL BENEATH METER BOX AS ILLUSTRATED.
4. LOCATION OF THE METER BOX SHALL BE LOCATED TO ALLOW 6" CLEARANCE FROM CURB.

MATERIAL LIST:

A. SERVICE SADDLE SHALL BE BRASS WITH DOUBLE BRONZE FLATTENED STRAPS OR STAINLESS STEEL DOUBLE BOLT WIDE STRAPS. NO BANDED OR HINGED STRAPS SHALL BE ALLOWED. SERVICE SADDLES SHALL MEET AWWA/CC TAPPING OUTLET (TAPERED THREADS) REQUIREMENTS. ALL SERVICE SADDLES SHALL BE PER APPROVED WATER MATERIALS LIST.
B. 1" OR 2" CORPORATION STOP PER APPROVED WATER MATERIALS LIST.
C. 1" OR 2" SERVICE PIPE SHALL BE SEAMLESS 250 PSI BLUE COLORED POLYETHYLENE ASTM D2737, SDR9, CTS WATER SERVICE PIPE, NSF61 APPROVED.
D. 1" OR 2" LOCKING ANGLE METER VALVE (STOP) PER APPROVED WATER MATERIALS LIST.
E. WATER METERS CENTERED IN BOX AS ILLUSTRATED.
F. ROUND METER BOX PER APPROVED WATER MATERIALS LIST.

WATER SERVICE INSTALLATION 1" OR 2" LINE	CITY OF ROCKWALL	DATE AUG '19 / DRAWING NO. R-4130

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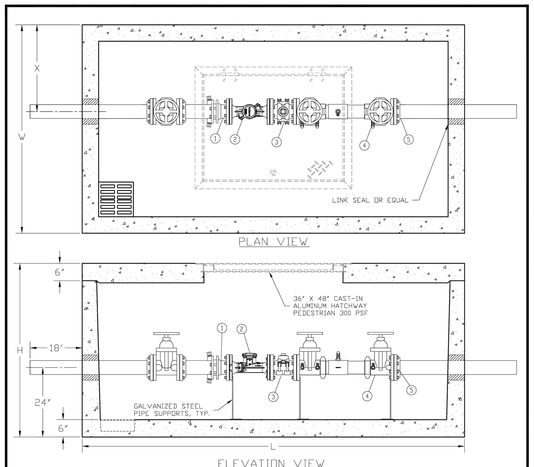
SIZE	L	W	H
3"	11'- 0"	6'- 0"	5'- 0"
4"	8'- 8"	5'- 0"	5'- 0"
6"	11'- 0"	6' 0"	5'- 0"

NOTES:

1. CONCRETE SHALL HAVE MIN STRENGTH OF 4200 PSI AT 28 DAYS. NO CAST IN PLACE VAULTS SHALL BE ALLOWED.
2. REINFORCEMENT SHALL BE GRADE 60. STEEL BAR SHALL CONFORM TO ASTM A615 ON REQUIRED CENTERS OR EQUALS.
3. ACCESS IS 1/4" ALUMINUM DIAMOND PLATE COVER WITH ALUMINUM FRAME. HATCH TO BE FURNISHED WITH 316 STAINLESS STEEL SLAM LOCK & HINGES.

ITEM	DESCRIPTION
1	FLANGE COUPLING ADAPTER
2	MASTER METER OCTAVE METER
3	STRAPPING SADDLE W/2" NPT PLUG
4	DOUBLE CHECK ASSEMBLY
5	FLG X P.E. SPOOL, D.I.
6	FLG NRS GATE VALVE

IRRIGATION WATER METER VAULT 3", 4" OR 6" LINE	CITY OF ROCKWALL	DATE AUG '19 / DRAWING NO. R-4160



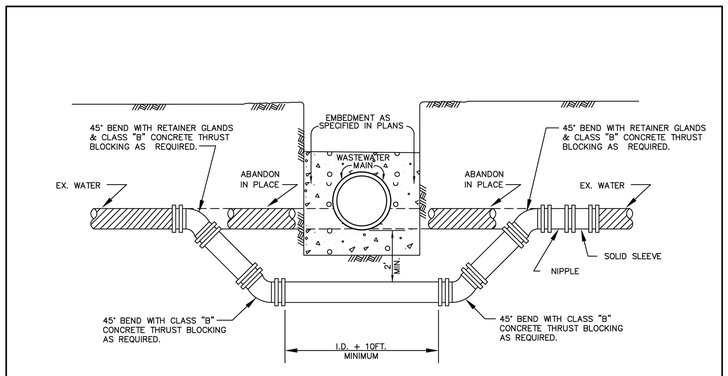
SIZE	L	W	H
3"	11'- 0"	6'- 0"	5'- 0"
4"	11'- 0"	6'- 0"	5'- 0"
6"	11'- 0"	6'- 0"	5'- 0"

NOTES:

1. CONCRETE SHALL HAVE MIN STRENGTH OF 4200 PSI AT 28 DAYS. NO CAST IN PLACE VAULTS SHALL BE ALLOWED.
2. REINFORCEMENT SHALL BE GRADE 60. STEEL BAR SHALL CONFORM TO ASTM A615 ON REQUIRED CENTERS OR EQUALS.
3. ACCESS IS 1/4" ALUMINUM DIAMOND PLATE COVER WITH ALUMINUM FRAME. HATCH TO BE FURNISHED WITH 316 STAINLESS STEEL SLAM LOCK & HINGES.

ITEM	DESCRIPTION
1	FLANGE COUPLING ADAPTER
2	MASTER METER OCTAVE METER
3	STRAPPING SADDLE W/2" NPT PLUG
4	DOUBLE CHECK ASSEMBLY
5	FLG X P.E. SPOOL, D.I.

IRRIGATION WATER METER VAULT 3", 4" OR 6" LINE	CITY OF ROCKWALL	DATE AUG '19 / DRAWING NO. R-4170



CONCRETE ENCASEMENT SHALL ENCASE ENTIRE WASTEWATER MAIN. DEFLECT WATER LINE WHEN POSSIBLE.

STANDARD DRAWING NO. R-4200	WATER MAIN LOWERING BELOW WASTEWATER MAIN	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 506.6
			DATE Mar. 2018 / STANDARD DRAWING NO. R-4200

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ROCKWALL COUNTY, TEXAS

WATER DETAILS

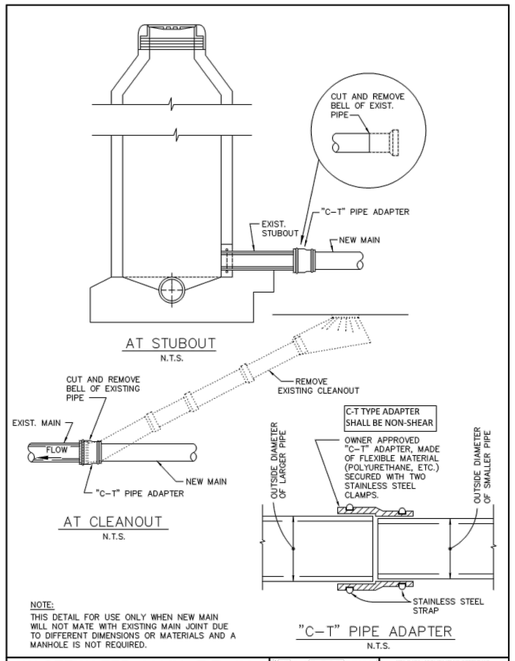
STATE OF TEXAS
THOMAS K. DAYTON
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LICENSED PROFESSIONAL ENGINEER
03/09/2023

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 2215

64

J:\civil 3d projects\mp - mcleal joyce properties\2215 - wallis green\ive plans\dwg\sheets\construction plans\phase 1\2215 - standard details.dwg

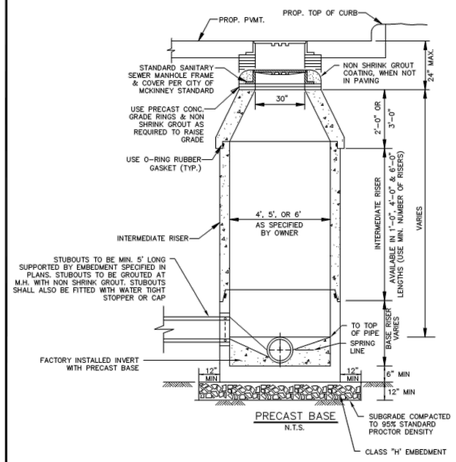


NOTE:
THIS DETAIL FOR USE ONLY WHEN NEW MAIN WILL NOT MATE WITH EXISTING MAIN JOINT DUE TO DIFFERENT DIMENSIONS OR MATERIALS AND A MANHOLE IS NOT REQUIRED.

WASTEWATER MAIN TIE-IN	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 502.10	
AT CLEANOUT OR M.H. STUBOUT		DATE Mar. 2018	STANDARD DRAWING NO. R-5010

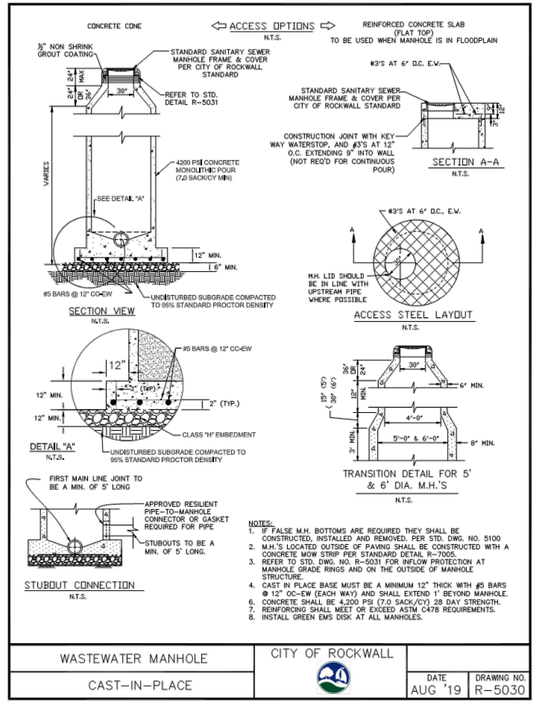
Page 324

NOTES:
1. FIRST MAIN LINE JOINT TO BE A MIN. OF 5' LONG.
2. IF FALSE M.H. ARE REQUIRED, THEY SHALL BE CONSTRUCTED, INSTALLED AND REMOVED PER STD. DWG. NO. S100.
3. M.H.'S LOCATED OUTSIDE OF PAVING SHALL BE CONSTRUCTED WITH A CONCRETE MOW STRIP PER STD. DWG. NO. R-7005.
4. REFER TO STD. DWG. NO. R-5031 FOR INFLOW PROTECTION AT MANHOLE GRADE RINGS, MANHOLE JOINTS AND ON OUTSIDE OF STRUCTURE.
5. REFER TO STD. DWG. NO. R-5032 FOR CORROSION PROTECTION.
6. CONCRETE SHALL BE 4,200 PSI (7.0 SACK/CY) 28 DAY STRENGTH.
7. REINFORCING SHALL MEET OR EXCEED ASTM C478 REQUIREMENTS.
8. INSTALL GREEN EMS DISK AT ALL MANHOLES.
9. LIP TO BE PRECAST.



WASTEWATER MANHOLE	CITY OF ROCKWALL		
PRECAST		DATE AUG '19	DRAWING NO. R-5020

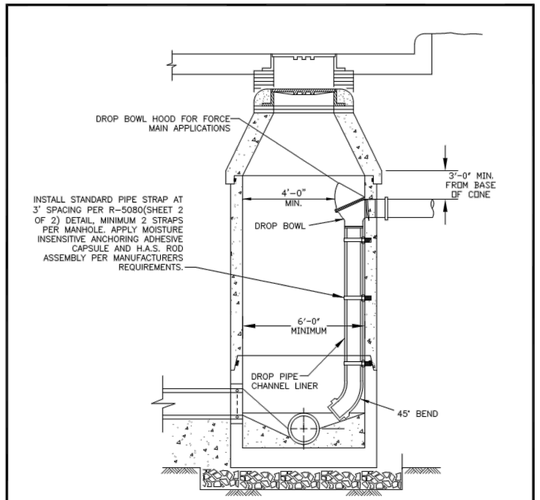
Page 325



NOTES:
1. IF FALSE M.H. BOTTOMS ARE REQUIRED THEY SHALL BE CONSTRUCTED, INSTALLED AND REMOVED PER STD. DWG. NO. S100
2. M.H.'S LOCATED OUTSIDE OF PAVING SHALL BE CONSTRUCTED WITH A CONCRETE MOW STRIP PER STANDARD DETAIL R-7005.
3. REFER TO STD. DWG. NO. R-5031 FOR INFLOW PROTECTION AT MANHOLE GRADE RINGS AND ON THE OUTSIDE OF MANHOLE STRUCTURE.
4. CAST IN PLACE BASE MUST BE A MINIMUM 12" THICK WITH #5 BARS @ 12" OC-EW (EACH WAY) AND SHALL EXTEND 1' BEYOND MANHOLE.
6. CONCRETE SHALL BE 4,200 PSI (7.0 SACK/CY) 28 DAY STRENGTH.
7. REINFORCING SHALL MEET OR EXCEED ASTM C478 REQUIREMENTS.
8. INSTALL GREEN EMS DISK AT ALL MANHOLES.

WASTEWATER MANHOLE	CITY OF ROCKWALL		
CAST-IN-PLACE		DATE AUG '19	DRAWING NO. R-5030

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NOTE:
1. DROP BOWL, DROP PIPE CHANNEL LINER AND STAINLESS STEEL PIPE CLAMPS AS MANUFACTURED BY RELINER/DURAN INC. OR APPROVED EQUAL.

SHEET 1 OF 2

WASTEWATER MANHOLE	CITY OF ROCKWALL		
DROP CONNECTIONS		DATE AUG '19	DRAWING NO. R-5080

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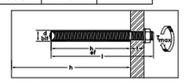
HVA ADHESIVE CAPSULE ANCHOR
A. DRILL HOLES WITH ANSI B212.15 MATCHED TOLERANCE CARBIDE TIPPED DRILL BITS WITH DRILL IN ROTO-HAMMER MODE OR USE A MATCHED TOLERANCE DIAMOND CORE DRILL BIT OF DIAMETER SPECIFIED BY HILTI.
B. DRILLED HOLE SPECIFICATIONS (DIAMETER & DEPTH) SHALL COMPLY WITH HILTI SPECIFICATION OR ICC ESR 1582.
C. ALLOWABLE LOADS MAY BE INCREASED BY 33+1/3% FOR SHORT-TERM WIND OR SEISMIC LOAD RESISTANCE (AN ICC ESR 1682 UNLESS NOT PERMITTED BY THE APPLICABLE BUILDING CODE.
D. WHEN CONDUCTED, PROOF TEST ANCHORS IN THE FIELD TO 150–200% OF HILTI PUBLISHED ALLOWABLE TENSION LOAD UNLESS NOTED OTHERWISE IN A PROOF TEST LOAD TABLE. TORQUE TESTING IS NOT PERMITTED.
E. ANCHORS SHALL BE TIGHTENED WITH A CALIBRATED TORQUE WRENCH. USE OF AN IMPACT WRENCH IS NOT PERMITTED.
F. CONTACT HILTI TECHNICAL SUPPORT AT 1-800-879-8000 FOR INSTALLATION INSTRUCTIONS IN SUBMERGED WATER CONDITIONS.
G. CONTACT HILTI TECHNICAL SUPPORT AT 1-800-879-8000 FOR ADDITIONAL ASSISTANCE WITH HVA ADHESIVE ANCHOR INSTALLATIONS.
H. INSTALLATION INSTRUCTIONS:
H.1. FOR HVA ADHESIVE CAPSULES WITH H.A.S. THREADED RODS:
1. DRILL ANCHOR HOLE WITH A CARBIDE BIT (SEE NOTE 1 ABOVE), TO SPECIFIED EMBEDMENT DEPTH.
2. CLEAN HOLE WITH COMPRESSED AIR OR BLOW OUT PUMP. INSERT NOZZLE TO BOTTOM OF HOLE.
3. IF USING MATCHED TOLERANCE CORE BIT, REMOVE STANDING WATER FROM HOLE.
4. INSERT APPROPRIATE HVU CAPSULE INTO HOLE WITH ROUNDED END FIRST. CAPSULE LENGTH IS LONGER THAN STANDARD EMBEDMENT AND WILL PROTRUDE FROM HOLE. DO NOT CUT OFF ANY PART OF THE HVU CAPSULE.
5. THREAD NUT ONTO ROD.
6. PLACE A WASHER ON FIRST NUT AND THREAD BLACK SETTING NUT DOWN ON WASHER.
7. TIGHTEN NUTS TOGETHER SO THAT BLACK SETTING WASHER IS AT TOP OF ROD.
8. INSERT SQUARE DRIVE SHAFT INTO HAMMER DRILL AND ATTACH PROPER IMPACT SOCKET.
9. WITH HAMMER DRILL ON ROTARY HAMMER, ENGAGE TOP OF HAS ROD ASSEMBLY AND ROTO-HAMMER ROD THROUGH CAPSULE(S) INTO THE HOLE. STOP DRILL ROTATION IMMEDIATELY UPON REACHING BOTTOM OF HOLE.
10. DO NOT DISTURB OR LOAD ANCHOR BEFORE CURING TIME ELAPSES.

HVA INSTALLATION SPECIFICATION TABLE FOR H.A.S. RODS

DETAILS	HAS Rod Size		3/8	1/2	5/8	3/4	7/8	1	1-1/4
Fig. 1 nominal drill diameter		d_o	15/32	9/16	11/16	7/8	1	1-1/8	1-3/8
h_{nom} = nominal embedment depth = capsule length		h_o	3-1/2	4-1/4	5	6-5/8	6-5/8	8-1/8	12
t2 max. thickness fastened		t_{fix}	1	1-1/2	1-3/4	2	3-1/4	3-1/2	3-3/4
T_{max} = max. tightening torque	Hilti HVU Rods	M_{max}	15	30	75	150	175	235	400
	ASTM A193 Grade B7 Rods	M_{max}	5-1/4	6-3/8	7-1/2	10	10	13-3/8	18
h1 = minimum base material thickness		h_1	$1.0h_{ef}$ or 2	$1.0h_{ef}$ or 2	$1.0h_{ef}$ or 2	$1.0h_{ef}$ or 2	$1.0h_{ef}$ or 2	$1.0h_{ef}$ or 2-1/4	$1.0h_{ef}$ or 3
Recommended Hilti Rotary Hammer Drill			TE-C-15, 15M,25	TE-15M,25,55,76	TE-55, 76			TE-76	

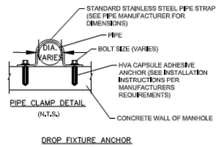
For SI: 1 inch = 25.4mm, 1lb-ft = 1.4 Nm
Curing Time Table (Approximate)

Approx. Curing Time	Base Material Temperature
20 Minutes	ABOVE 68° F (20°C)
30 Minutes	50° F TO 68° F (10° C TO 20° C)
1 Hour	32° F TO 50° F (0° C TO 10° C)
5 Hour	23° F TO 41° F (-5° C TO 5° C)



HILTI HVA ADHESIVE CAPSULE ANCHOR OR APPROVED EQUAL

INSTALLATION INSTRUCTIONS:
1. SET THE DRILL DEPTH GAUGE AND DRILL A HOLE TO THE REQUIRED HOLE DEPTH. IMPORTANT: CLEAN OUT DUST AND DEBRIS. USE COMPRESSED AIR OR VACUUM AT BOTTOM OF THE HOLE. WHEN USING THE HILTI MATCHED TOLERANCE DIAMOND CORE BIT, IMMEDIATELY REMOVE STANDING WATER.
2. INSERT APPROPRIATE DIAMETER HVU ADHESIVE CAPSULE INTO PRE-DRILLED HOLE IN BASE MATERIAL. NOTE: THE BEST METHOD FOR SETTING MULTIPLE CAPSULES IS TO CRUSH THE FIRST CAPSULE(S) INTO THE HOLE AND THEN INSERT THE NEXT CAPSULE. DO NOT CUT OFF CAPSULES PARTIALLY PROTRUDING FROM THE HOLE.
3. CAPSULE LENGTH IS LONGER THAN STANDARD EMBED. DEPTH AND WILL PROTRUDE FROM THE HOLE.
4. THREAD A HAS. NUT ON THE HAS. ROD. PLACE A WASHER ON TOP OF THE FIRST NUT AND THEN THREAD A BLACK SETTING NUT DOWN ON TOP OF THE WASHER. TIGHTEN THE TWO NUTS TOGETHER "LOCKING" THE WASHER BETWEEN THEM. THE TOP NUT SHOULD BE FLUSH WITH THE TOP OF THE ROD.
5. INSERT A SQUARE DRIVE SHAFT INTO THE HAMMER DRILL AND ATTACH THE PROPER IMPACT SOCKET. AT THE ROTARY HAMMER DRILL SETTING, ENGAGE THE TOP NUT OF THE HAS ROD ASSEMBLY WITH THE SOCKET AND DRIVE THE ROD DOWN THROUGH THE CAPSULE(S). STOP DRILL ROTATION IMMEDIATELY UPON REACHING BOTTOM OF HOLE.
6. DO NOT DISTURB OR LOAD THE SET ANCHOR BEFORE THE SPECIFIED CURING TIME ELAPSES.



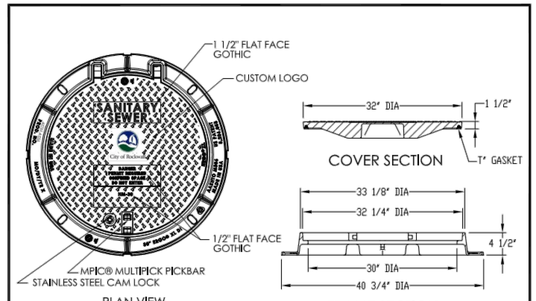
PIPE CLAMP DETAIL (N.T.S.)

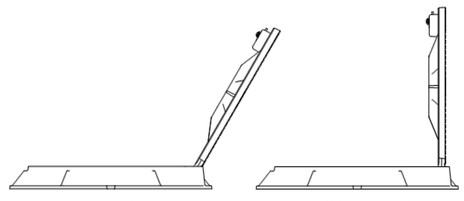
DROP FIXTURE ANCHOR (N.T.S.)

SHEET 2 OF 2

WASTEWATER MANHOLE	CITY OF ROCKWALL		
DROP CONNECTIONS		DATE AUG '19	DRAWING NO. R-5080

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WASTEWATER MANHOLE	CITY OF ROCKWALL		
HINGED RIM AND COVER		DATE AUG '19	DRAWING NO. R-5101

Page 333

RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

Johnson Volk Consulting, Inc.

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

1	
2	
3	

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

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

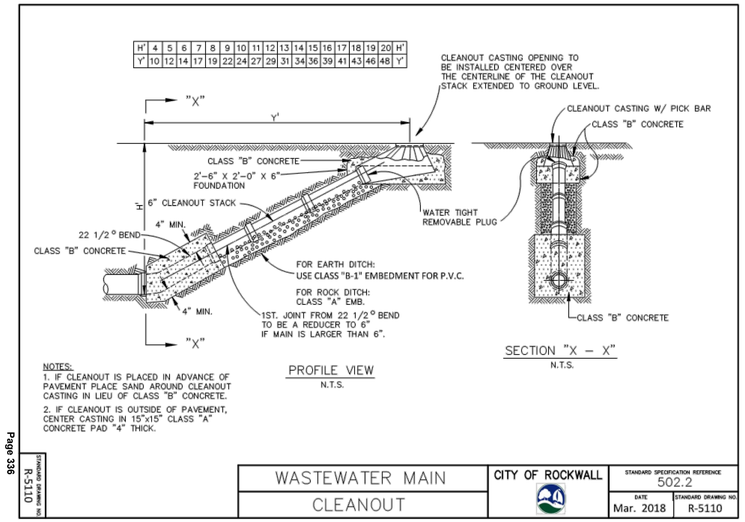
WASTE WATER DETAILS

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER
03/08/2023

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 2215

65

I:\civil 3d projects\mp - michael joyce properties\2215 - walls green\ive plans\dwg\sheets\construction plans\phase 1\2215 - standard details.dwg

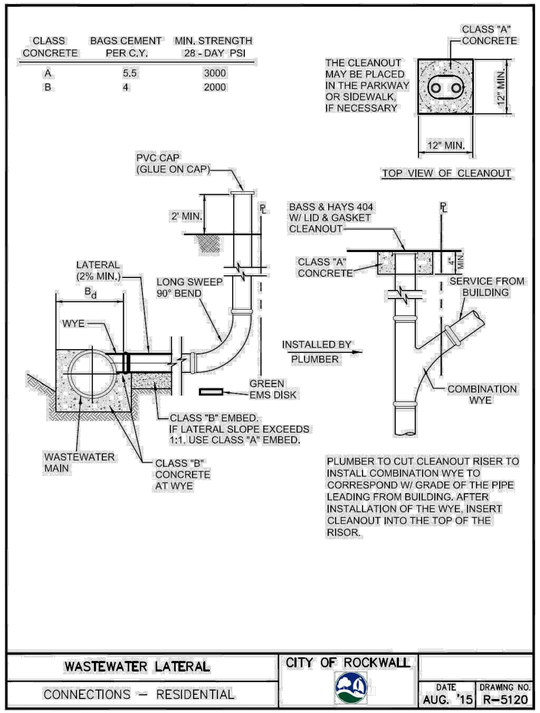


WASTEWATER MAIN	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 502.2
CLEANOUT		DATE Mar. 2018 / STANDARD DRAWING NO. R-5110

STANDARD DRAWING NO. R-5110

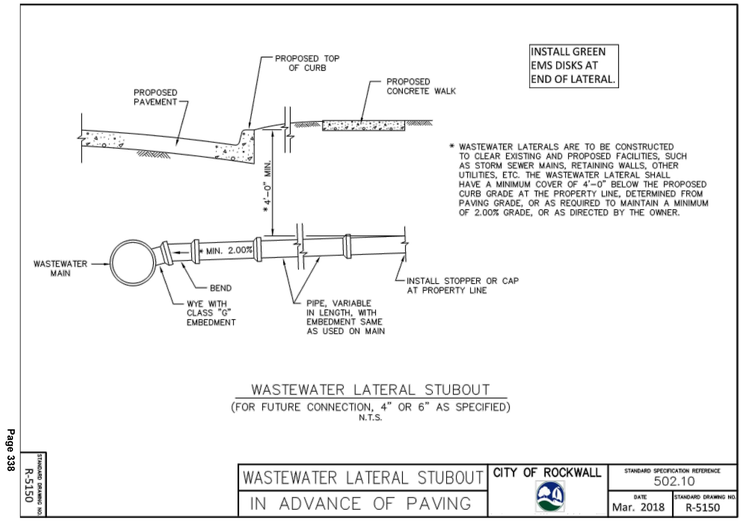
Page 336

CLASS CONCRETE	BAGS CEMENT PER C.Y.	MIN. STRENGTH 28-DAY PSI
A	5.5	3000
B	4	2000



WASTEWATER LATERAL	CITY OF ROCKWALL	
CONNECTIONS – RESIDENTIAL		DATE AUG. '15 / DRAWING NO. R-5120

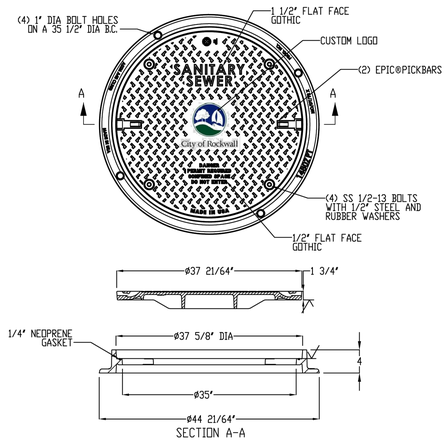
Page 337



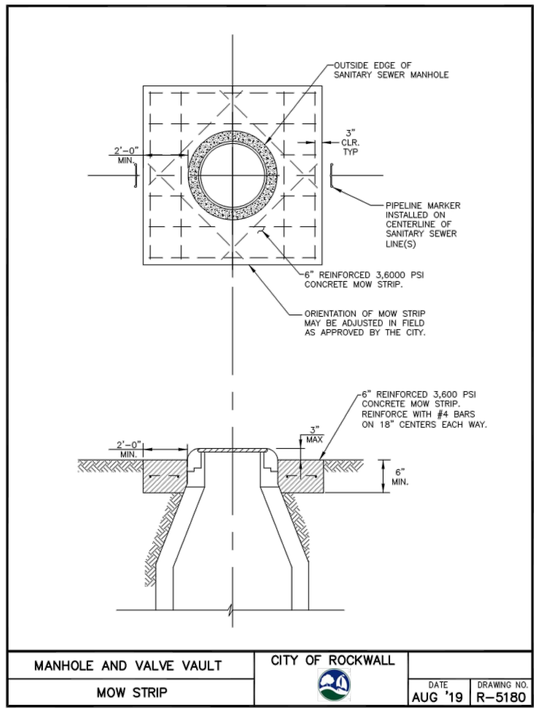
WASTEWATER LATERAL STUBOUT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 502.10
IN ADVANCE OF PAVING		DATE Mar. 2018 / STANDARD DRAWING NO. R-5150

STANDARD DRAWING NO. R-5150

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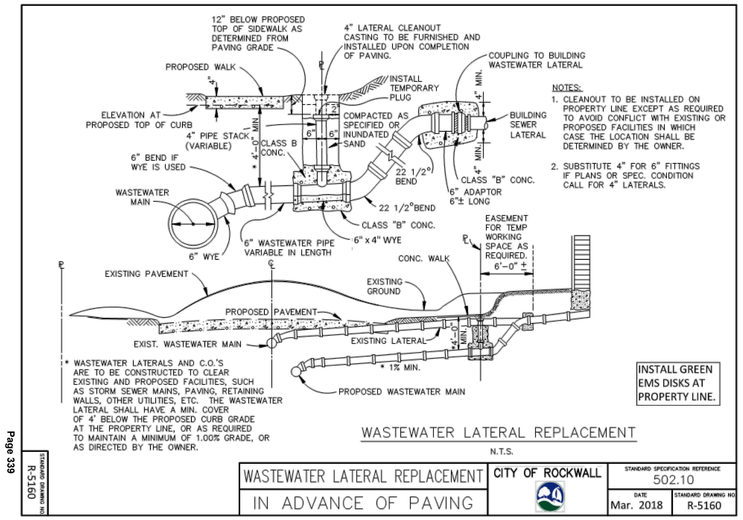


WASTEWATER MANHOLE	CITY OF ROCKWALL	
BOLT AND GASKET RIM AND COVER		DATE AUG '19 / DRAWING NO. R-5102



MANHOLE AND VALVE VAULT	CITY OF ROCKWALL	
MOW STRIP		DATE AUG '19 / DRAWING NO. R-5180

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WASTEWATER LATERAL REPLACEMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 502.10
IN ADVANCE OF PAVING		DATE Mar. 2018 / STANDARD DRAWING NO. R-5160

STANDARD DRAWING NO. R-5160

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RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

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1	

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

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WASTE WATER DETAILS

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER
03/09/2023

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 2215

66

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BILL OF REINFORCING STEEL

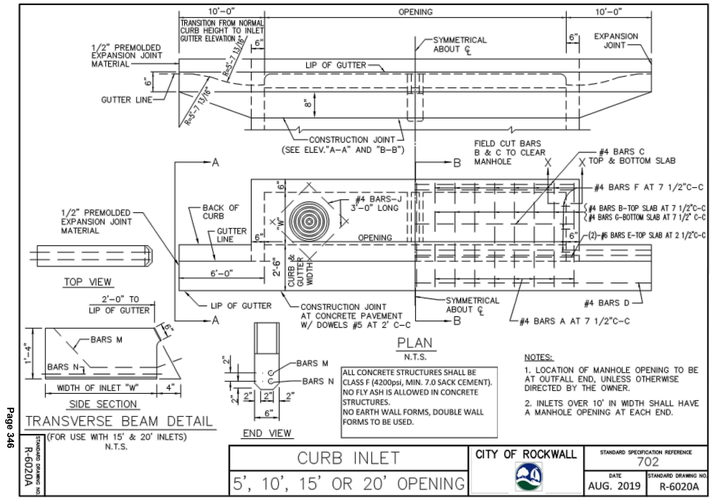
DEPTH "D"	ALL AND	WIDTHS LENGTHS	OPENING LENGTH "L" = 5ft						OPENING LENGTH "L" = 10ft						OPENING LENGTH "L" = 15 ft						OPENING LENGTH "L" = 20 ft					
			Widths "W" 3ft		4ft		5ft		Widths "W" 3ft		4ft		5ft		Widths "W" 3ft		4ft		5ft		Widths "W" 3ft		4ft		5ft	
	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS
	C	D	E	J	F	F	A	B	G	F	F	A	B	G	F	F	A	B	G	M	N	F	F	A	B	G	M	N
3'-6"	17	3	2	4	20	24	28	10	20	28	32	36	18	18	28	36	40	44	26	36	2	2	44	48	52	34	34	44	2	2
3'-9"	18	"	"	"	"	"	"	"	20	"	"	"	"	"	28	"	"	"	"	36	"	"	"	"	"	"	"	44	"	"
4'-0"	19	"	"	"	"	"	"	"	24	"	"	"	"	"	32	"	"	"	"	40	"	"	"	"	"	"	"	48	"	"
4'-3"	19	"	"	"	"	"	"	"	24	"	"	"	"	"	32	"	"	"	"	40	"	"	"	"	"	"	"	48	"	"
4'-6"	21	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	42	"	"	"	"	"	"	"	50	"	"
4'-9"	21	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	42	"	"	"	"	"	"	"	50	"	"
5'-0"	21	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	42	"	"	"	"	"	"	"	50	"	"
5'-3"	23	"	"	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	44	"	"	"	"	"	"	"	52	"	"
5'-6"	23	"	"	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	44	"	"	"	"	"	"	"	52	"	"
5'-9"	25	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	46	"	"	"	"	"	"	"	54	"	"
6'-0"	25	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	46	"	"	"	"	"	"	"	54	"	"
6'-3"	26	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	46	"	"	"	"	"	"	"	54	"	"
6'-6"	27	"	"	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	48	"	"	"	"	"	"	"	56	"	"
6'-9"	27	"	"	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	48	"	"	"	"	"	"	"	56	"	"
7'-0"	29	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	50	"	"	"	"	"	"	"	58	"	"
7'-3"	29	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	50	"	"	"	"	"	"	"	58	"	"
7'-6"	30	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	52	"	"	"	"	"	"	"	60	"	"
7'-9"	31	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	52	"	"	"	"	"	"	"	60	"	"
8'-0"	31	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	52	"	"	"	"	"	"	"	60	"	"
8'-3"	32	"	"	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	54	"	"	"	"	"	"	"	62	"	"
8'-6"	33	"	"	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	54	"	"	"	"	"	"	"	62	"	"
8'-9"	34	"	"	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	54	"	"	"	"	"	"	"	62	"	"
9'-0"	35	"	"	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	56	"	"	"	"	"	"	"	64	"	"
9'-3"	36	"	"	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	56	"	"	"	"	"	"	"	64	"	"
9'-6"	37	"	"	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	58	"	"	"	"	"	"	"	66	"	"
10'-0"	38	"	"	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	58	"	"	"	"	"	"	"	66	"	"

NOTE:
FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.

ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi, MIN. 7.0 SACK CEMENT). NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES.

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STANDARD DRAWING NO.			
R-6020D	CURB INLET BILL OF REINFORCING STEEL	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 702 DATE Mar. 2018 / STANDARD DRAWING NO. R-6020D



TRANSVERSE BEAM DETAIL
(FOR USE WITH 15' & 20' INLETS)
N.T.S.

ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi, MIN. 7.0 SACK CEMENT). NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES. NO EARTH WALL FORMS, DOUBLE WALL FORMS TO BE USED.

NOTES:
1. LOCATION OF MANHOLE OPENING TO BE AT OUTFALL END, UNLESS OTHERWISE DIRECTED BY THE OWNER.
2. INLETS OVER 10' IN WIDTH SHALL HAVE A MANHOLE OPENING AT EACH END.

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STANDARD DRAWING NO.			
R-6020A	CURB INLET 5', 10', 15' OR 20' OPENING	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 702 DATE AUG. 2019 / STANDARD DRAWING NO. R-6020A

SUMMARY OF QUANTITIES FOR CURB INLETS

DEPTH "D"	5'-0" OPENING						10'-0" OPENING						15'-0" OPENING						20'-0" OPENING					
	WIDTH 3'-0"		WIDTH 4'-0"		WIDTH 5'-0"		WIDTH 3'-0"		WIDTH 4'-0"		WIDTH 5'-0"		WIDTH 3'-0"		WIDTH 4'-0"		WIDTH 5'-0"		WIDTH 3'-0"		WIDTH 4'-0"		WIDTH 5'-0"	
	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.
3'-6"	2.62	306	2.95	332	3.28	373	4.12	479	4.64	521	5.20	564	5.69	667	6.40	721	7.10	775	7.20	846	8.11	909	9.03	976
3'-9"	2.70	309	3.04	341	3.39	373	4.25	494	4.78	536	5.34	579	5.87	687	6.58	741	7.30	796	7.42	874	8.34	937	9.27	1010
4'-0"	2.78	328	3.14	364	3.49	399	4.38	518	4.92	565	5.49	610	6.05	718	6.77	776	7.49	835	7.64	909	8.58	976	9.51	1046
4'-3"	2.87	334	3.23	370	3.59	406	4.51	526	5.06	573	5.64	619	6.22	729	6.95	787	7.69	847	7.87	922	8.81	990	9.75	1061
4'-6"	2.95	356	3.32	394	3.69	431	4.64	558	5.20	607	5.79	656	6.40	770	7.14	830	7.88	891	8.09	973	9.04	1043	9.99	1115
4'-9"	3.03	361	3.41	410	3.79	438	4.77	566	5.34	616	5.94	665	6.57	780	7.32	841	8.07	903	8.31	986	9.27	1056	10.23	1129
5'-0"	3.12	367	3.51	416	3.90	445	4.90	574	5.47	624	6.09	674	6.75	791	7.51	853	8.27	915	8.53	999	9.50	1070	10.47	1144
5'-3"	3.20	383	3.60	424	4.00	465	5.03	600	5.61	652	6.23	704	6.93	827	7.69	890	8.46	955	8.76	1044	9.73	1118	10.71	1194
5'-6"	3.28	389	3.69	430	4.10	472	5.16	608	5.75	661	6.38	713	7.11	837	7.88	901	8.66	967	8.98	1057	9.97	1131	10.95	1208
5'-9"	3.37	405	3.78	451	4.20	495	5.29	635	5.89	690	6.53	744	7.28	874	8.07	940	8.85	1007	9.20	1102	10.20	1178	11.19	1258
6'-0"	3.45	415	3.88	460	4.30	504	5.42	646	6.03	702	6.68	757	7.45	888	8.25	954	9.05	1022	9.42	1119	10.43	1196	11.43	1276
6'-3"	3.53	425	3.97	470	4.41	515	5.55	661	6.17	718	6.83	773	7.63	908	8.44	975	9.24	1044	9.64	1147	10.66	1223	11.67	1305
6'-6"	3.62	437	4.06	486	4.51	532	5.68	681	6.31	739	6.97	797	7.81	935	8.62	1005	9.43	1057	9.87	1178	10.89	1258	11.92	1340
6'-9"	3.70	441	4.15	490	4.61	537	5.81	688	6.45	747	7.12	806	7.98	945	8.81	1015	9.63	1066	10.09	1191	11.12	1272	12.15	1355
7'-0"	3.78	460	4.25	510	4.71	560	5.94	716	6.59	777	7.27	837	8.16	981	8.99	1053	9.82	1126	10.31	1237	11.35	1319	12.40	1404
7'-3"	3.86	465	4.34	516	4.81	567	6.07	724	6.72	785	7.42	846	8.33	992	9.18	1065	10.02	1138	10.53	1249	11.59	1333	12.64	1418
7'-6"	3.95	477	4.43	529	4.91	570	6.20	742	6.86	804	7.57	866	8.51	1016	9.36	1089	10.21	1163	10.75	1290	11.82	1365	12.88	1451
7'-9"	4.03	491	4.53	544	5.02	597	6.33	762	7.00	826	7.71	890	8.67	1040	9.55	1116	10.41	1193	10.98	1313	12.05	1399	13.12	1498
8'-0"	4.12	496	4.62	550	5.12	604	6.46	770	7.14	834	7.86	899	8.86	1051	9.73	1129	10.60	1205	11.20	1325	12.28	1412	13.36	1510
8'-3"	4.20	504	4.71	559	5.22	613	6.59	784	7.28	849	8.01	915	9.04	1069	9.92	1149	10.80	1228	11.42	1353	12.51	1440	13.60	1529
8'-6"	4.28	519	4.80	576	5.32	632	6.71	804	7.42	871	8.16	938	9.21	1107	10.10	1176	10.99	1257	11.64	1385	12.74	1474	13.84	1565
8'-9"	4.37	528	4.90	586	5.42	643	6.84	819	7.56	886	8.31	954	9.39	1119	10.29	1199	11.18	1280	11.87	1410	12.97	1500	14.08	1592
9'-0"	4.45	545	4.99	605	5.53	664	6.97	842	7.70	912	8.46	982	9.56	1148	10.47	1231	11.38	1313	12.09	1447	13.21	1539	14.32	1631
9'-3"	4.53	554	5.08	614	5.63	674	7.10	858	7.84	929	8.60	999	9.74	1169	10.66	1252	11.57	1335	12.31	1474	13.44	1563	14.56	1660
9'-6"	4.62	568	5.17	630	5.73	692	7.23	878	7.97	950	8.75	1022	9.92	1195	10.84	1280	11.77	1365	12.53	1505	13.67	1600	14.80	1696
10'-0"	4.78	582	5.36	645	5.93	708	7.49	900	8.11	974	9.05	1048	10.27	1227	11.21	1312	12.16	1399	12.98	1546	14.13	1642	15.29	1739

NOTE:
FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.

ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi, MIN. 7.0 SACK CEMENT). NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES.

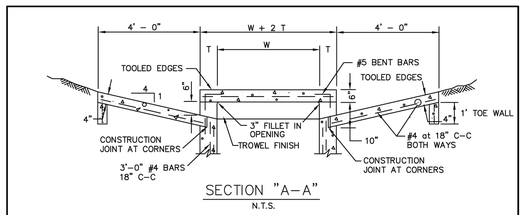
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STANDARD DRAWING NO.			
R-6020E	CURB INLET SUMMARY OF QUANTITIES	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 702 DATE Mar. 2018 / STANDARD DRAWING NO. R-6020E

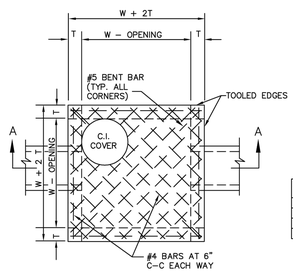
RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

Johnson Volk Consulting, Inc.



SECTION "A-A"
N.T.S.



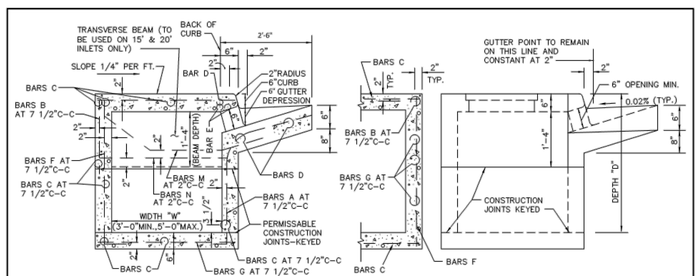
PLAN OF TOP SLAB
N.T.S.

ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi, MIN. 7.0 SACK CEMENT). NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES. NO EARTH WALL FORMS, DOUBLE WALL FORMS TO BE USED.

INLET SIZE	T	W
2' SQUARE	7"	2'-0"
4' SQUARE	7"	4'-0"
5' SQUARE	8"	5'-0"
6' SQUARE	9"	6'-0"

NOTES:
1. MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF NCTCOG STANDARD SPECIFICATIONS FOR STANDARD CONCRETE MANHOLES. MINIMUM CLASS "A" CONCRETE.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACES SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. FOR DETAILS OF REINFORCING OF LOWER PORTIONS OF INLET SEE APPROPRIATE SQUARE MANHOLE DETAILS.
4. DEPTH OF DROP INLET FROM FINISHED GRADE TO FLOW LINE OF INLET IS VARIABLE. APPROXIMATE DEPTH WILL BE SHOWN ON PLANS AT LOCATION OF INLET.
5. ALL STANDARD DROP INLETS SHALL HAVE ONE OPENING ON EACH SIDE UNLESS OTHERWISE SHOWN ON PLANS.
6. DECK MAY BE REINFORCED SAME AS 4' SQUARE MANHOLE.

DROP INLET 2', 4', 5' OR 6' SQUARE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 702 DATE Mar. 2018 / STANDARD DRAWING NO. R-6040	



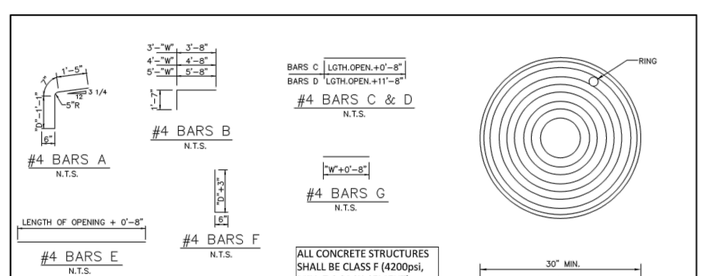
SECTION "B-B" N.T.S. SECTION "X-X" N.T.S. SECTION "A-A" N.T.S.

GENERAL NOTES:
1. ALL CONCRETE SHALL BE CLASS "A" CONCRETE.
2. REINFORCING BARS SHALL BE STANDARD GRADE STEEL, DEFORMED REINFORCING BARS OF A DIAMETER AND LENGTH AS SHOWN.
3. CHAMFER ALL EXPOSED CORNERS 3/4" EXCEPT WHERE OTHERWISE NOTED.
4. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
5. FIELD CUT AND BEND BARS AS NECESSARY TO ACCOMODATE STORM SEWER PIPE.
6. RING AND COVER SHALL BE APPROVED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.

ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi, MIN. 7.0 SACK CEMENT). NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES. NO EARTH WALL FORMS, DOUBLE WALL FORMS TO BE USED.

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STANDARD DRAWING NO.			
R-6020B	CURB INLET CROSS SECTION & INLET THROAT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 702 DATE AUG. 2019 / STANDARD DRAWING NO. R-6020B



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STANDARD DRAWING NO.			
R-6020C	CURB INLET REBAR & M.H. FRAME & COVER	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 702 DATE Mar. 2018 / STANDARD DRAWING NO. R-6020C

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

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

TERRACES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

STORM DRAIN DETAILS

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER
03/09/2023

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 2215

67

J:\civil 3d projects\mip - michael joyce properties\2215 - valls green\ive plans\dwg\sheets\construction plans\phase 1\2215 - standard details.dwg