

THE CITY OF ROCKWALL, TEXAS

WATER, SANITARY SEWER, STORM DRAIN, PAVING & STREET LIGHTING IMPROVEMENTS

TO SERVE

TOWNSEND VILLAGE

DAVID SWEET
MAYOR

RICK CROWLEY
CITY MANAGER

CITY COUNCIL MEMBERS

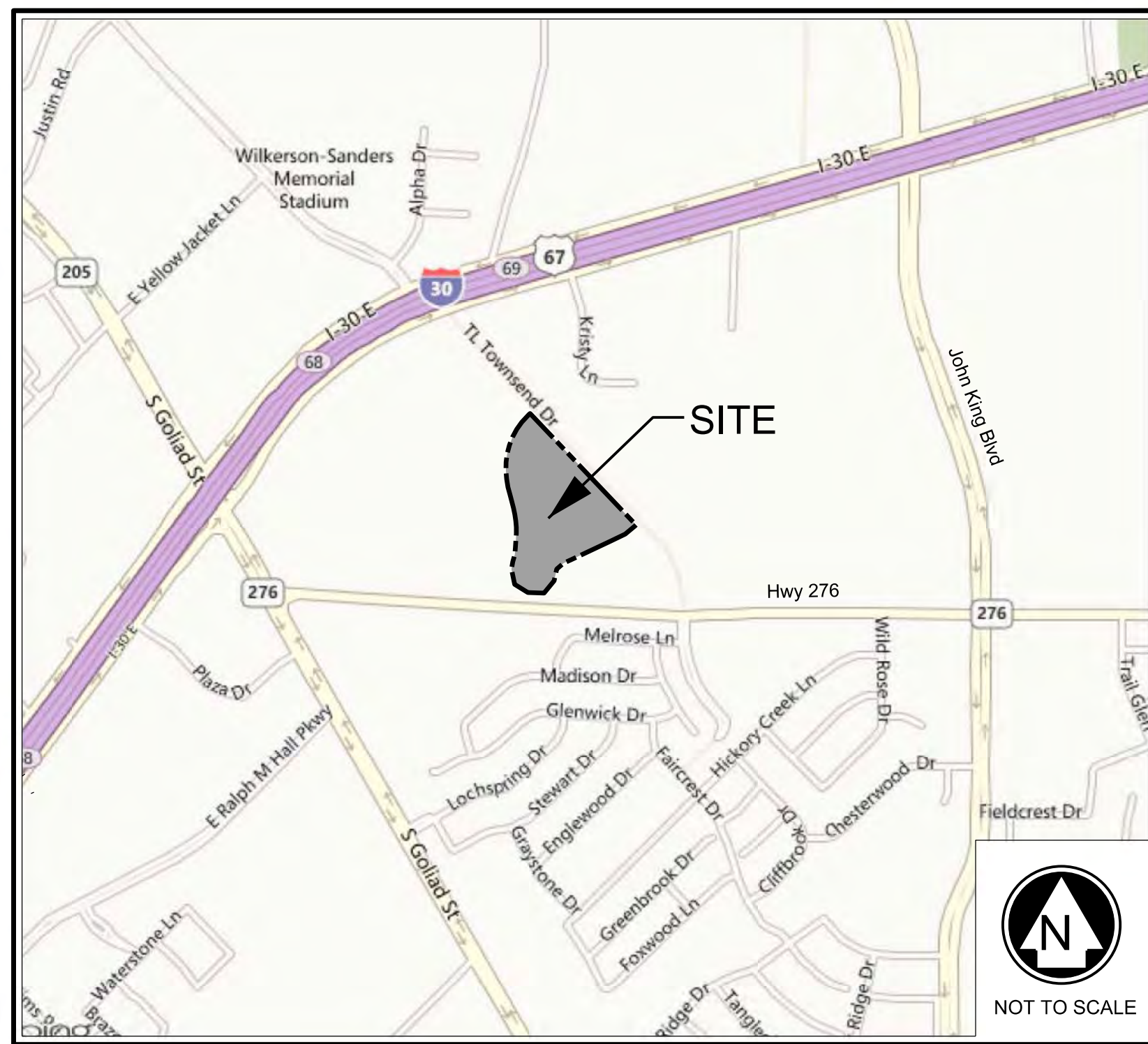
JIM PRUITT plc 2
BENNIE DANIELS plc 3
DENNIS LEWIS plc 4
MICHELLE SMITH plc 5
MIKE TOWNSEND plc 6

DEVELOPER:
LENART DEVELOPMENT COMPANY, LLC

520 CENTRAL PARKWAY E, #104
PLANO, TEXAS 75074
972-422-9880

OWNER:
CTMGT ROCKWALL 38, LLC

1221 N. I-35E, SUITE 200
CARROLLTON, TEXAS 75006
PHONE: 469-892-7200
FAX: 817-886-3626



LOCATION MAP
N.T.S.

MAPSCO: 20C-V

ENGINEER:
PELTON
LAND SOLUTIONS
5751 KROGER DRIVE
SUITE 185
KELLER, TX 76244
PHONE: 817-562-3350
TX FIRM NO 12207

10880 JOHN W. ELLIOT DR.
SUITE 200
FRISCO, TX 75033

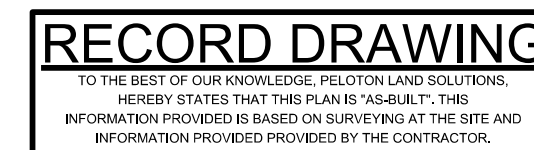
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Firm Number 12207



MAY 2013

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 OF DESIGN.

GRADING GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH SPECIFICATIONS PROVIDED IN THE FINAL GEOTECHNICAL REPORT NO. LD132713 PREPARED BY ELLERBEE-WALCZAK, INC. HOWEVER, ANY CITY OF ROCKWALL STANDARD AND/OR SPECIFICATION SHALL SUPERSEDE THE ABOVE.
- ALL CLAY SOIL USED AS FILL SHOULD BE COMPACTED USING A SHEEP'S FOOT ROLLER TO A DRY DENSITY OF AT LEAST 95 AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AT DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT OF THE CLAYS DURING PLACEMENT SHOULD BE ±4 PERCENTAGE POINTS FROM OPTIMUM.
- LIMESTONE OR OTHER ROCK-LIKE MATERIALS USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT DURING PLACEMENT SHOULD BE WITHIN PLUS OR MINUS FOUR (4) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. NO ROCK LARGER THAN SIX INCHES IN ITS GREATEST DIMENSION SHALL BE USED IN FILL WHEN THE FILL IS PLACED UNDER PADS, STREETS OR ANY OTHER AREAS THAT WILL HAVE ANY TYPE OF STRUCTURES.
- COMPACTION SHOULD BE ACCOMPLISHED BY PLACING THE FILL IN SIX INCH THICK LOOSE LIFTS AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. PARTICLE SIZES USED IN FILL SHALL BE LESS THAN SIX (6) INCHES DIAMETER.
- GRADING CONTRACTOR IS RESPONSIBLE FOR LAWFUL DISPOSAL OFF-SITE OF ALL EXCAVATED AND CLEARED MATERIAL WHICH SOILS LAB DECLARES UNSUITABLE FOR USE ON-SITE.
- CONTRACTOR TO SLOPE THE ADJACENT GROUND AWAY FROM BUILDING PAD TO ACHIEVE POSITIVE SURFACE DRAINAGE.
- INITIAL SITE GRADING & FINAL LOT BENCHING SHALL BE COMPLETED WITHIN THE TOLERANCES SET FORTH IN THE GRADING CONTRACT.
- CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
- IF ROCK IS ENCOUNTERED IN THE STREET SUBGRADE, THE ROCK SHALL BE EXCAVATED TO A DEPTH OF SIX INCHES, REMOVED FROM THE STREET, AND NON-ROCK MATERIAL SHALL BE REPLACED FOR THE STREET SUBGRADE. ROCK IN STREET PARKWAYS SHALL BE REMOVED AND REPLACED WITH SIX INCHES OF TOP SOIL. THIS SHALL BE ACCOMPLISHED BY THE EXCAVATION CONTRACTOR.

WATER/SANITARY/STORM DRAINAGE CONSTRUCTION NOTES

- ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF ROCKWALL STANDARD CONSTRUCTION AND SPECIFICATIONS AND THESE PLANS AND CONTRACT DOCUMENTS. IN THE ABSENCE OF AN APPROPRIATE CITY SPECIFICATION, THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (3RD EDITION) SHALL GOVERN.
- FIRE HYDRANTS AND VALVES AS SHOWN ON THIS PLAN ARE SYMBOLIC ONLY. INSTALLATION OF SAME IS TO BE IN ACCORDANCE WITH THE DETAIL AND/OR AT THE STATIONS AS NOTED.
- TYPICAL LOCATION FOR SANITARY SEWER MAINS IS 5.5' SOUTH OR EAST OF PROPOSED BACK OF CURB UNLESS OTHERWISE SHOWN.
- ALL STORM DRAIN LINES ARE TO BE CLASS III R.C.P. UNLESS OTHERWISE NOTED.
- ALL CURVED STORM DRAIN IS TO BE CONSTRUCTED WITH RADIUS PIPE OR IS TO HAVE ALL JOINTS GROUTED AS NECESSARY. IT SHALL BE THE CONTRACTORS OPTION AS TO WHICH METHOD TO USE. THERE SHALL BE NO SEPARATE PAY.
- ALL WATER LINES ARE TO BE CLASS 200.
- IF IT IS NECESSARY TO OPEN CUT EXISTING PAVEMENT WHILE THE ROADWAY IS STILL OPEN TO TRAFFIC, TEMPORARY PAVEMENT REPAIR SHALL BE MADE CONSISTING OF A MINIMUM 2-INCH TYPE 'D' HMA OVER COMPACTED BACKFILL. TEMPORARY PAVEMENT REPAIR SHALL BE MAINTAINED THROUGHOUT THE PROJECT. NO SEPARATE PAY.
- BLUE EMS DISKS ARE TO BE INSTALLED ALONG THE WATER AT EVERY CHANGE IN DIRECTION, FIRE HYDRANT, OR VALVE.
- GREEN EMS DISKS ARE TO BE INSTALLED ALONG THE SEWER AT EVERY CHANGE IN DIRECTION, MANHOLE, AND CLEANOUT.
- ALL MANHOLES ARE TO BE RAVON EPOXY COATING LINED (OR APPROVED EQUAL) AND BOTH SPARK AND VACUUM TESTED.

PAVING GENERAL CONSTRUCTION NOTES

- UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
- CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO HIS OPERATIONS.
- SEE UTILITY PLANS FOR LOCATION OF WATER MAINS, SEWER MAINS, AND UTILITY CROSSINGS.
- ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF ROCKWALL STANDARD CONSTRUCTION AND SPECIFICATIONS AND THESE PLANS AND CONTRACT DOCUMENTS. IN THE ABSENCE OF AN APPROPRIATE CITY SPECIFICATION, THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (3RD EDITION) SHALL GOVERN.
- THE PAVING CONTRACTOR SHALL BE REQUIRED TO CONSTRUCT STANDARD CURBS AT ALL STREET INTERSECTIONS UNLESS BARRIER-FREE RAMPS ARE BEING CONSTRUCTED UNDER SAME CONTRACT.
- ALL BACK FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY (0 TO +4%) OF OPTIMUM MOISTURE CONTENT. DENSITY TEST RESULTS WILL BE REQUIRED AT THE PRE-CONSTRUCTION MEETING FOR ALL FILL AREAS IN EXCESS OF 2.0' UNDERNEATH PROPOSED PAVING.

- STREET CURB RADII AT STREET INTERSECTIONS SHALL BE 20' UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
- TYPICAL PAVEMENT SECTION IS TO TRANSITION FROM CROWN SECTION TO TRANSVERSE SECTION WITHIN A DISTANCE OF 50' OF WHERE A VALLEY GUTTER CROSSES A STREET INTERSECTION.
- SEE TYPICAL SECTIONS SHEET FOR PAVEMENT SECTIONS AND NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) 3RD EDITION FOR CONSTRUCTION DETAILS.

EROSION & SEDIMENT CONTROL GENERAL CONSTRUCTION NOTES

- ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF ROCKWALL STANDARD CONSTRUCTION AND SPECIFICATIONS AND THESE PLANS AND CONTRACT DOCUMENTS. IN THE ABSENCE OF AN APPROPRIATE CITY SPECIFICATION, THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (3RD EDITION) SHALL GOVERN.
- THE LOCATION OF EROSION CONTROL DEVICES SHALL BE AS SHOWN IN THE PLANS. ADDITIONAL EROSION CONTROL DEVICES AND/OR ADJUSTMENT OF LOCATIONS FOR EROSION CONTROL MAY OCCUR IF IN THE OPINION OF THE CITY INSPECTOR THE MEASURES TAKEN IN ACCORDANCE WITH THIS PLAN ARE INADEQUATE. OWNER TO BE RESPONSIBLE FOR SEEDING, AND FINAL REMOVAL OF EROSION CONTROLS.
- SILT FENCES SHALL BE MIRAFI 100X OR APPROVED EQUAL AND INSTALLED PER MANUFACTURER RECOMMENDATIONS.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES ALREADY IN PLACE. CONTRACTOR SHALL REMOVE AND REPLACE EROSION CONTROL AS NEEDED FOR CONSTRUCTION OR ACCESS. ALL EROSION CONTROL MUST BE IN PLACE AT THE END OF EACH DAY.
- ALL PERIMETER PROTECTION SHALL BE INSTALLED PRIOR TO EXTENSIVE ON SITE GRADING.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE WHATEVER MEANS ARE NECESSARY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS, STORM DRAIN SYSTEMS AND INLETS FROM EROSION DEPOSITS.
- ALL EROSION CONTROL DEVICES TO BE INSPECTED, CLEANED AND/OR REPLACED AFTER EACH STORM.
- USE OF ON-SITE FUEL STORAGE TANKS IS DISCOURAGED. HOWEVER, IF USED, THE PREVENTION OF HAZARDS TO THE GROUND WATER IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR UTILIZING SAID STORAGE. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 HAZARDOUS WASTE MANAGEMENT.
- A CENTRALIZED PIT/WASH BASIN SHALL BE CONSTRUCTED ON-SITE FOR THE PURPOSE OF CONCRETE TRUCK WASHING. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 CONCRETE WASTE MANAGEMENT.
- "SEDIMENT BARRIER" INDICATES SILT FENCE AS SELECTED BY THE CONTRACTOR AND APPROVED BY THE CONSULTANT ENGINEER.
- CONTRACTORS SHALL PARK, STORE EQUIPMENT AND MATERIALS, AND SERVICE VEHICLES AT THE "PARKING AND STORAGE AREA", THE LOCATION OF SAID AREA IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- CONSTRUCTION ENTRANCES ARE TO BE INSTALLED AT ALL POINTS WHERE EQUIPMENT ENTERS OR LEAVES THE SITE. THE LOCATION OF SAME IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- AREAS WHERE FINAL GRADE HAS BEEN ACHIEVED MUST RECEIVE PERMANENT SEEDING WITHIN 14 DAYS.
- EROSION CONTROLS TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL 70% GRASS HAS BEEN ESTABLISHED IN ALL DISTURBED AREAS.
- EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLET OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY MEASURES, INCLUDING FLOODING DAMAGE WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.
- ALL CITY RIGHT-OF-WAYS TO BE SODDED.
- 75-80% OF ALL DISTURBED AREA TO HAVE 1" STAND OF GRASS PRIOR TO ENGINEERING ACCEPTANCE.

STORM DRAIN LEGEND

	DRAINAGE AREA SUBDIVIDE
	PROPOSED STORM DRAIN SYSTEM
	EXISTING STORM DRAIN SYSTEM
	FUTURE STORM DRAIN SYSTEM
	DRAINAGE AREA DESIGNATION
	INLET NUMBER
	SURFACE FLOW ARROW
	DESIGN POINT

EROSION CONTROL LEGEND

	SEDIMENT BARRIER
	SEDIMENT TRAP
	CONSTRUCTION ENTRANCE / EXIT
	GRADING LIMITS & LIMITS OF THIS CONTRACT
	INLET PROTECTION
	CHECK DAM
	SURFACE FLOW ARROW
	EROSION CONTROL BLANKET (BLANKET TO BE HEAVY DUTY CURLEX TYPE III WITH TWO LAYERS OF HEAVY DUTY NETTING WITH WOOD FIBER, OR APPROVED EQUAL.)

GRADING LEGEND

71.3	SPOT ELEVATION
FP	FINISHED PAD ELEVATION
EX	EXISTING GRADE
TW	TOP OF WALL
BW	FINISH GRADE AT BOTTOM OF WALL
	FLOW ARROW
	EXISTING STORM DRAIN SYSTEM
	PROPOSED STORM DRAIN SYSTEM
	PROPOSED RETAINING WALL
	EXISTING POWER POLE
	EXISTING FENCE
	PAD SIZE TO BE 40' X 70' UNLESS SHOWN OTHERWISE.

WATER LEGEND

	PROPOSED WATER LINE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT ASSY
	EXISTING WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT ASSY
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED WATER LINES TO BE CONSTRUCTED UNDER STORM DRAIN PIPE

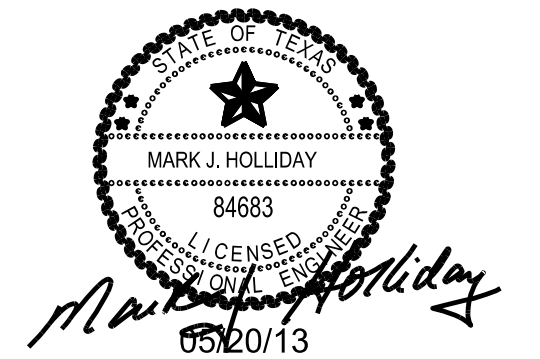
SANITARY SEWER LEGEND

	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED WATER LINE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT ASSY
	EXISTING WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	SERVICES THAT SHALL BE SDR-26 PVC
	SERVICES FOR FUTURE LOTS

LEGEND

	PROPOSED CONCRETE PAVEMENT
	EXISTING CONCRETE PAVEMENT
	PROPOSED ASPHALT TRANSITION
	CURB TO BE REMOVED

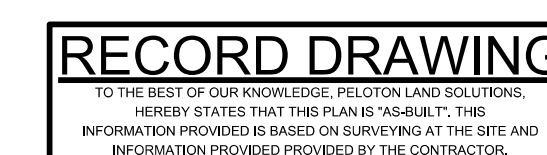
CONSTRUCTION DETAILS TO BE USED AS OUTLINED IN THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS, THIRD EDITION, AND THE CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION.



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CITY OF ROCKWALL, TEXAS			
TOWNSEND VILLAGE			
GENERAL NOTES			
		5751 KROGER DRIVE SUITE 185 KELLER, TX 76244 PHONE: 817-562-3350	
DESIGNED: PELOTON	DATE	FILE	SHEET
DRAWN: PELOTON	MAY 2013		004
CHECKED: PELOTON			

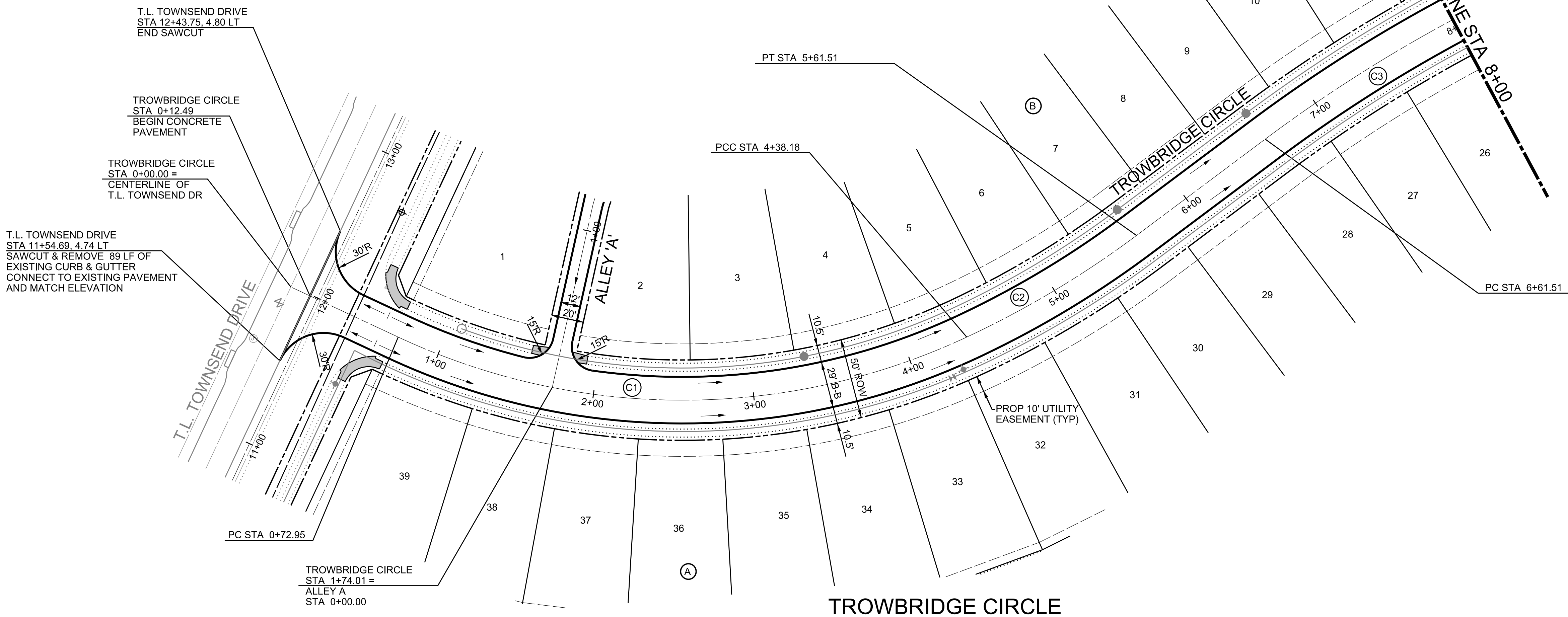


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CURVE DATA				
NO	DELTA	RADIUS	TANGENT	LENGTH
C1	50°03'56"	417.97'	195.20'	365.23'
C2	11°47'01"	599.64'	61.88'	123.32'
C3	19°48'22"	918.53'	160.36'	317.52'

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	1-800-344-8377
TXU ELECTRIC DELIVERY	1-800-344-8377
CITY OF ROCKWALL PUBLIC WORKS	972-771-7746

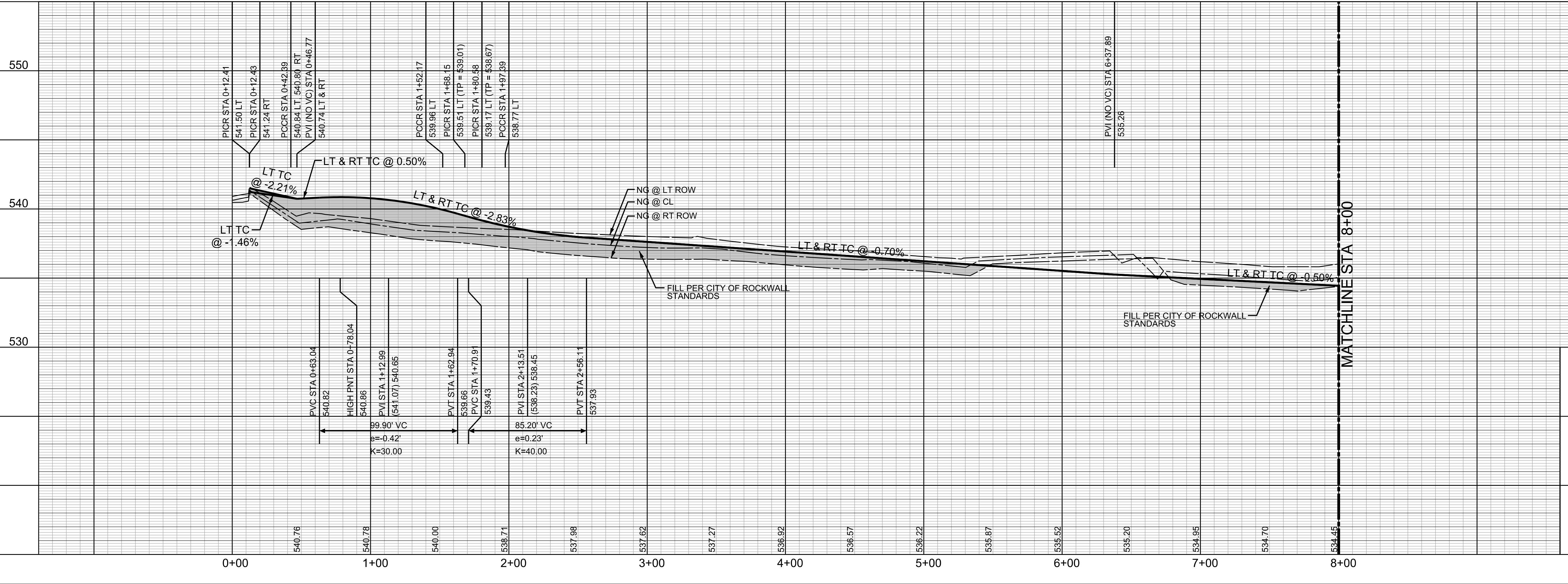
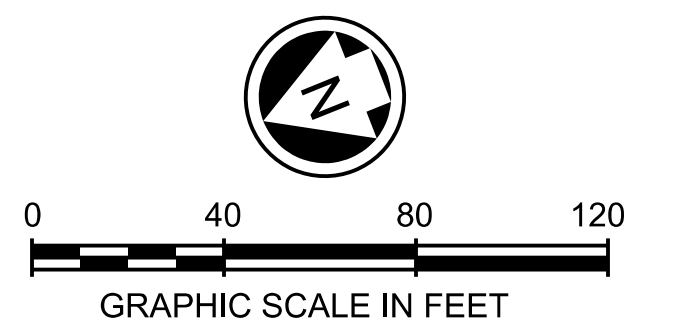


PROJECT BENCHMARKS

BM NO. 1 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 510' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276.
ELEVATION: 536.32

BM NO. 2 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 2221' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276.
ELEVATION: 538.82

NOTE:
ALL PAVING RADII SHALL BE 20 FEET BACK OF CURB UNLESS OTHERWISE NOTED.
ALL BARRIER FREE RAMPS TO BE CONSTRUCTED BY PAVING CONTRACTOR.
ALL CONNECTIONS TO EXISTING PAVING MUST CONNECT USING A LONGITUDINAL BUTT JOINT CUTTING A MINIMUM OF 2' INTO EXISTING PAVING.



PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

NOTE:
ALL ELEVATIONS ARE TOP OF CURB UNLESS OTHERWISE NOTED.

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RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. WE HEREBY STATE THAT THIS PLAN IS A SEAL-TITLE INFORMATION PROVIDED BY THE CLIENT AND WE ASSUME NO RESPONSIBILITY FOR ADEQUACY OF DESIGN.

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CITY OF ROCKWALL, TEXAS

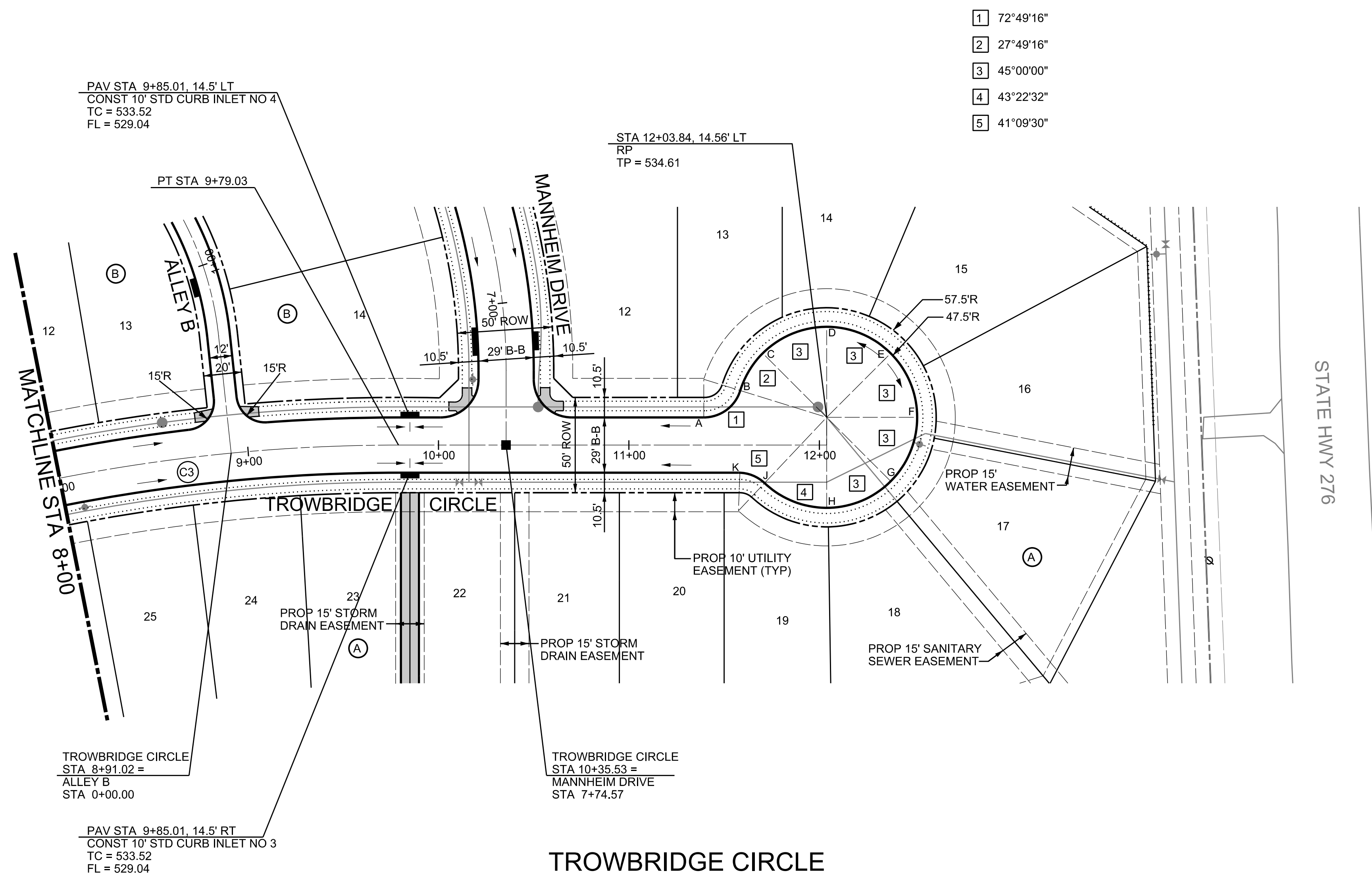
TOWNSEND VILLAGE

TROWBRIDGE CIRCLE

PELTON LAND SOLUTIONS
5751 KRÖGER DRIVE, SUITE 188, KELLER, TX 76244, PHONE: 817-562-3350

DESIGNED: PELTON	DATE: MAY 2013	FILE:	SHEET: 005
DRAWN: PELTON			
CHECKED: PELTON			

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- 1 72°49'16"
- 2 27°49'16"
- 3 45°00'00"
- 4 43°22'32"
- 5 41°09'30"

CURVE DATA				
NO	DELTA	RADIUS	TANGENT	LENGTH
C3	19°48'22"	918.53'	160.36'	317.52'

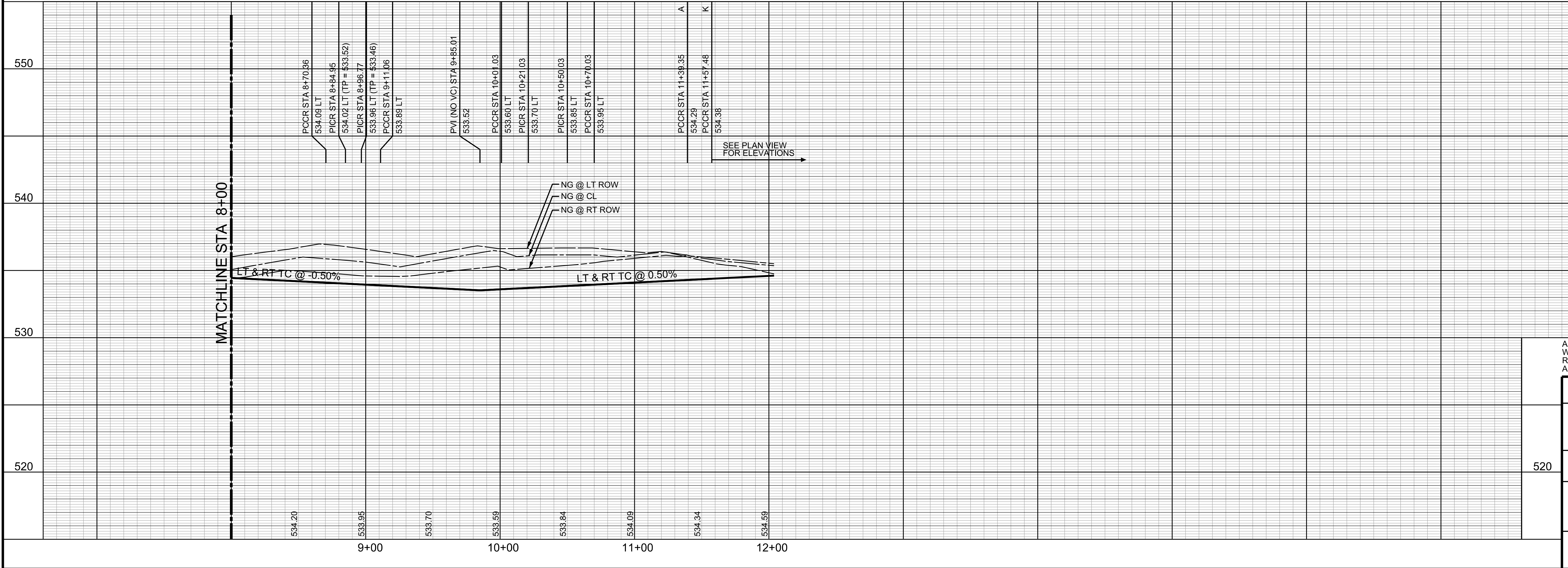
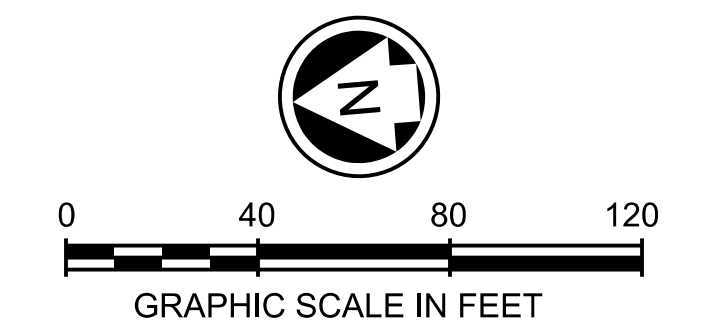
CUL-DE-SAC ELEVATIONS	
DESIGN POINT	ELEVATION
A	534.29'
B	534.48'
C	534.65'
D	534.92'
E	535.20'
F	535.01'
G	534.82'
H	534.64'
J	534.46'
K	534.38'

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	1-800-344-8377
TXU ELECTRIC DELIVERY	1-800-344-8377
CITY OF ROCKWALL PUBLIC WORKS	972-771-7746

- PROJECT BENCHMARKS**
- BM NO. 1 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 510' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276.
ELEVATION: 536.32
- BM NO. 2 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 2221' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276.
ELEVATION: 538.82

NOTE:
ALL PAVING RADII SHALL BE 20 FEET BACK OF CURB UNLESS OTHERWISE NOTED.
ALL BARRIER FREE RAMPS TO BE CONSTRUCTED BY PAVING CONTRACTOR.
ALL CONNECTIONS TO EXISTING PAVING MUST CONNECT USING A LONGITUDINAL BUTT JOINT CUTTING A MINIMUM OF 2' INTO EXISTING PAVING.



550

540

530

520

820

9+00 10+00 11+00 12+00

534.20 533.95 533.70 533.59 533.84 534.09 534.34 534.59

MARK J. HOLLIDAY
05/20/13
PELTON LAND SOLUTIONS
TEXAS PRM NO. 1229

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CITY OF ROCKWALL, TEXAS

TOWNSEND VILLAGE

TROWBRIDGE CIRCLE

PELTON LAND SOLUTIONS
5751 KROGER DRIVE
SUITE 188
KELLER, TX 76244
PHONE: 817-562-3350

DESIGNED: PELTON	DATE	FILE	SHEET
DRAWN: PELTON	MAY 2013		006
CHECKED: PELTON			

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CURVE DATA				
NO	DELTA	RADIUS	TANGENT	LENGTH
C1	31°52'53"	50.00'	14.28'	27.82'
C2	24°28'26"	100.00'	21.69'	42.71'
C3	20°10'13"	50.00'	8.89'	17.60'
C4	24°42'41"	50.00'	10.95'	21.56'
C5	18°09'43"	500.00'	79.92'	158.49'
C6	29°47'45"	320.00'	85.13'	166.41'

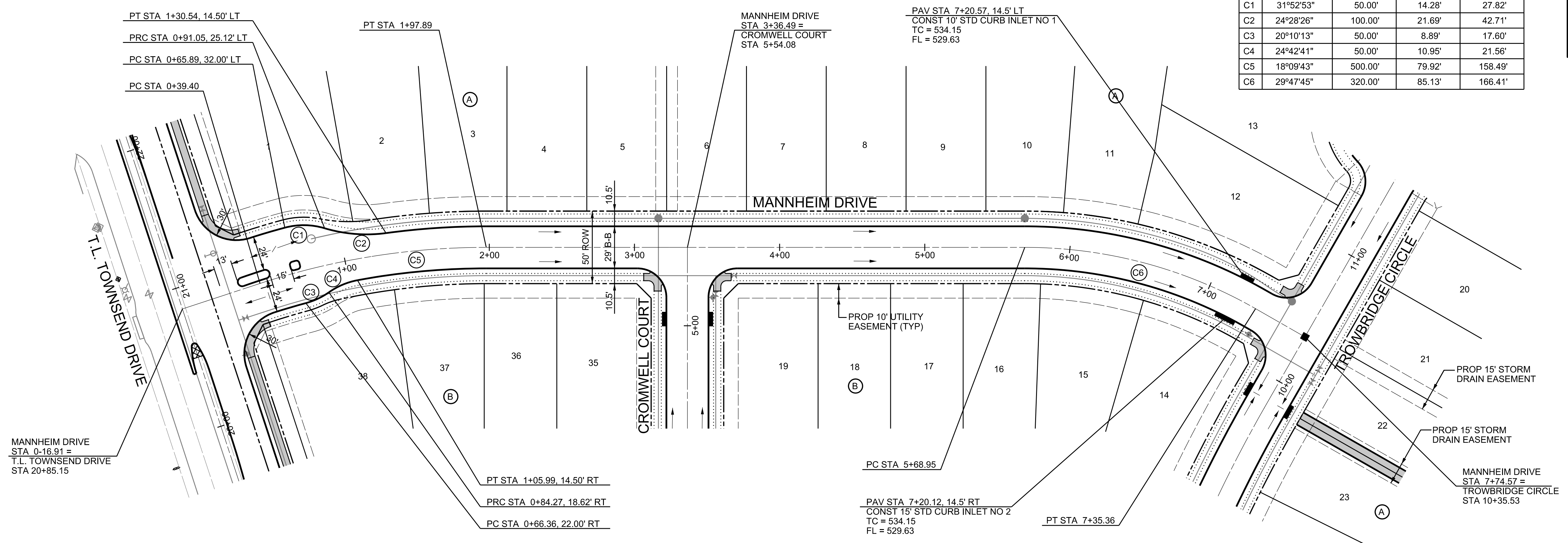
NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

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CITY OF ROCKWALL PUBLIC WORKS	972-771-7746

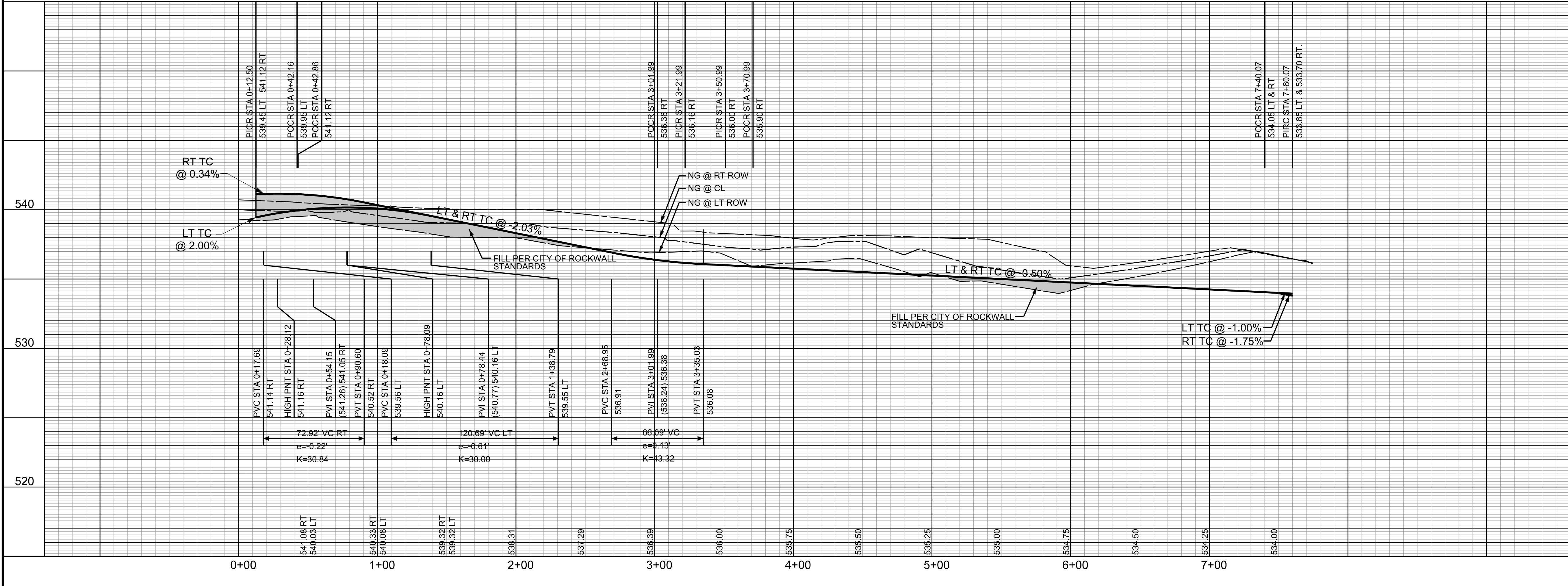
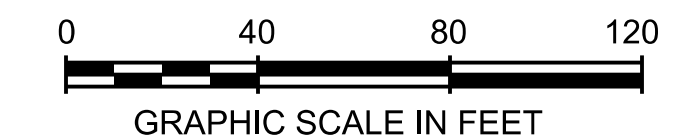
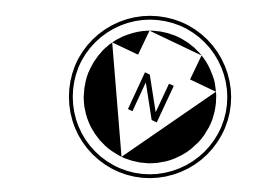
PROJECT BENCHMARKS

- BM NO. 1 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 510' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276.
ELEVATION: 536.32
- BM NO. 2 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 2221' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276.
ELEVATION: 538.82

NOTE:
ALL PAVING RADII SHALL BE 20 FEET BACK OF CURB UNLESS OTHERWISE NOTED.
ALL BARRIER FREE RAMPS TO BE CONSTRUCTED BY PAVING CONTRACTOR.
ALL CONNECTIONS TO EXISTING PAVING MUST CONNECT USING A LONGITUDINAL BUTT JOINT CUTTING A MINIMUM OF 2' INTO EXISTING PAVING.

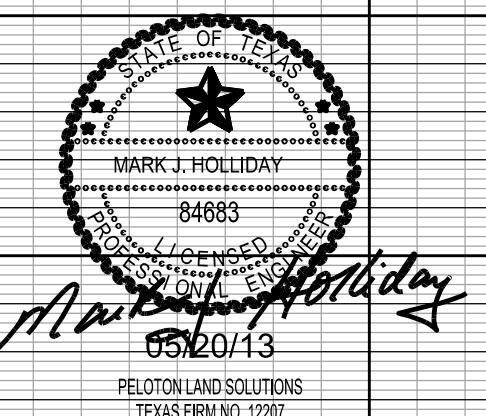


MANNHEIM DRIVE



PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

NOTE:
ALL ELEVATIONS ARE TOP OF CURB UNLESS OTHERWISE NOTED



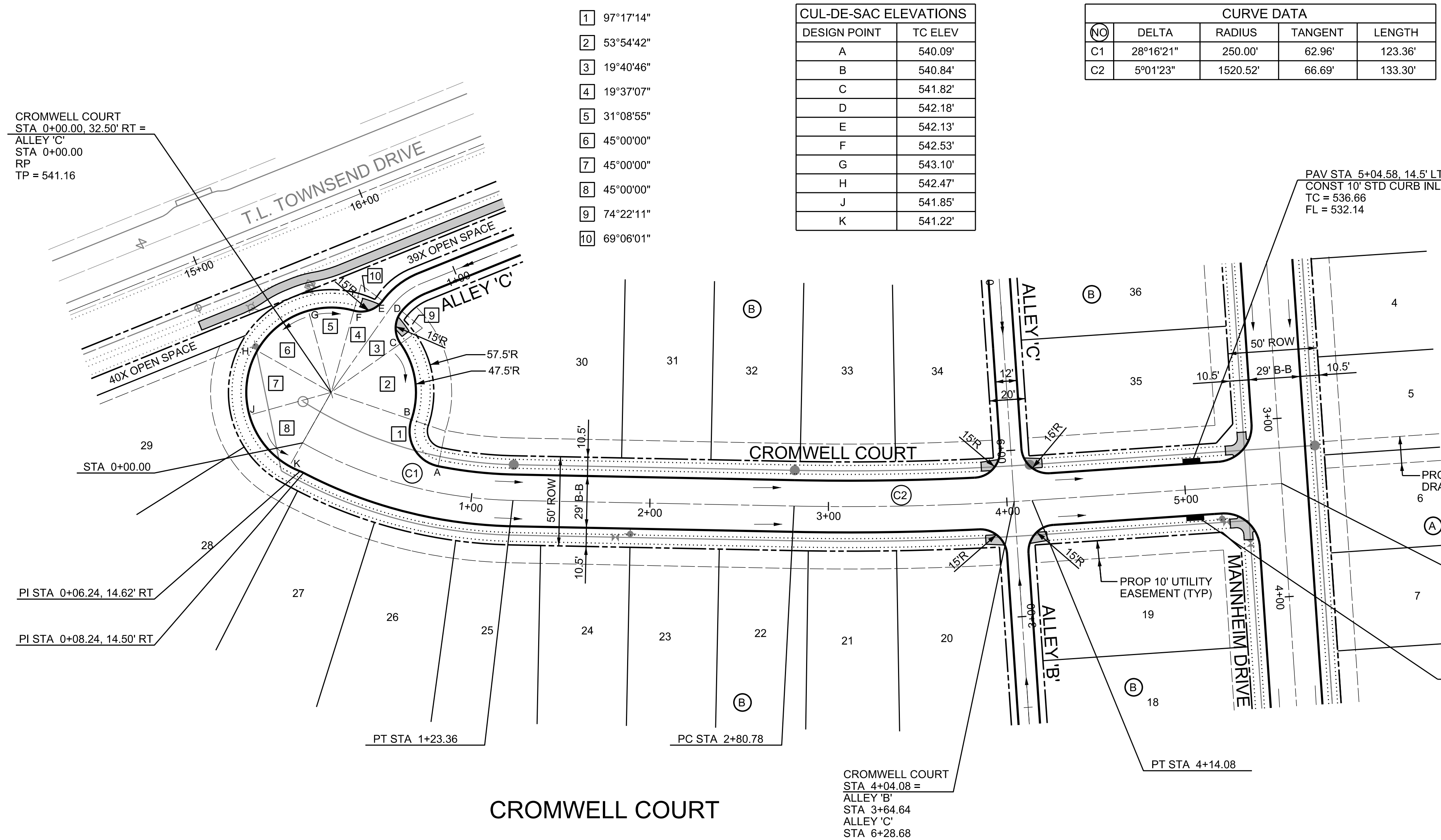
The seal appearing on this document was authorized by MARK J. HOLLIDAY, P.E. No. 84683. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

RECORD DRAWING

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 OF DESIGN.

CITY OF ROCKWALL, TEXAS			
TOWNSEND VILLAGE			
MANNHEIM DRIVE			
		5751 KRÖGER DRIVE SUITE 188 KELLER, TX 76244 PHONE: 817-562-3350	
DESIGNED: PELOTON	DATE: MAY 2013	FILE:	SHEET: 007
DRAWN: PELOTON			
CHECKED: PELOTON			

C:\JOB\GEN\2010_Rockwall_41_Aerom\GEN\2010_075.dwg



NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

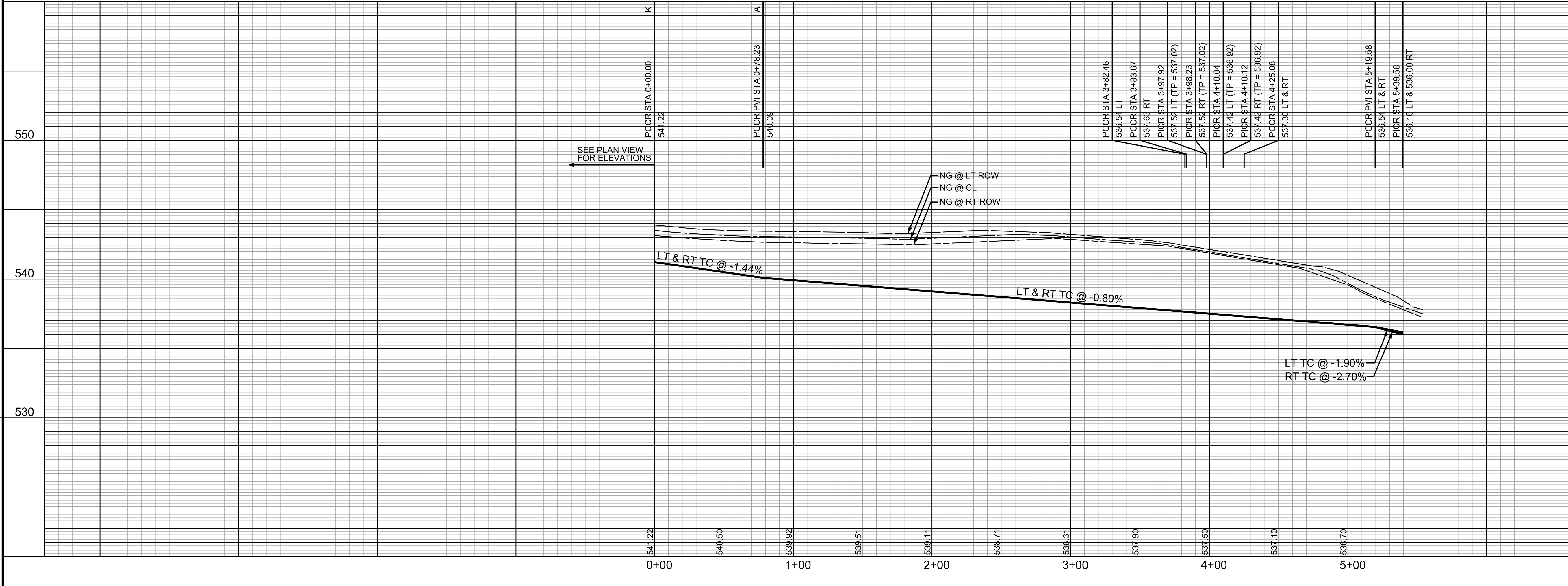
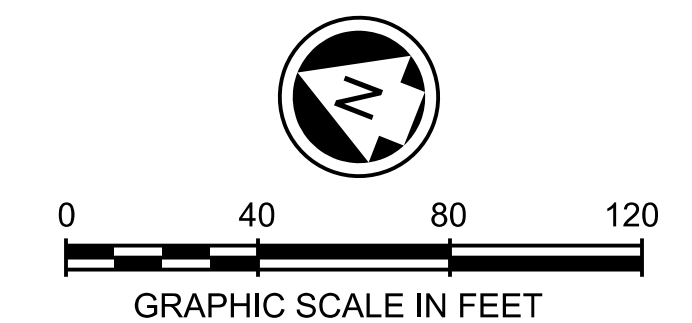
TEXAS 811	1-800-344-8377
ATMOS GAS	1-800-344-8377
TXU ELECTRIC DELIVERY	1-800-344-8377
CITY OF ROCKWALL PUBLIC WORKS	972-771-7746

- PROJECT BENCHMARKS**
- BM NO. 1 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 510' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276. ELEVATION: 536.32
 - BM NO. 2 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 2221' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276. ELEVATION: 538.82

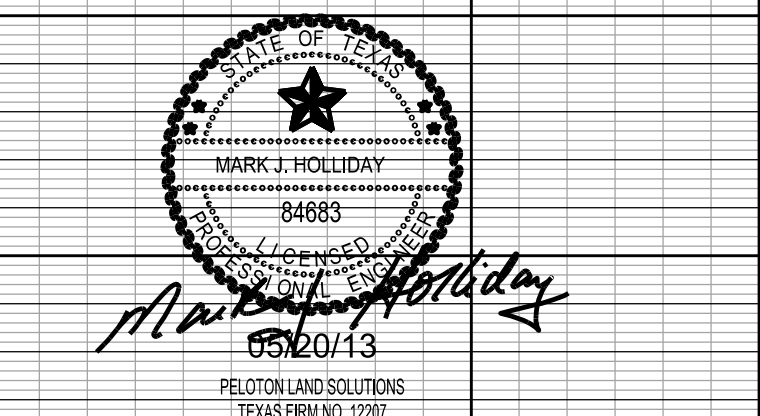
NOTE: ALL PAVING RADII SHALL BE 20 FEET BACK OF CURB UNLESS OTHERWISE NOTED.

ALL BARRIER FREE RAMPS TO BE CONSTRUCTED BY PAVING CONTRACTOR.

ALL CONNECTIONS TO EXISTING PAVING MUST CONNECT USING A LONGITUDINAL BUTT JOINT CUTTING A MINIMUM OF 2' INTO EXISTING PAVING.



PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.



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RECORD DRAWING

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 OF DESIGN.

CITY OF ROCKWALL, TEXAS			
TOWNSEND VILLAGE			
CROMWELL COURT			
		5751 KROGER DRIVE SUITE 188 KELLER, TX 76244 PHONE: 817-562-3350	
DESIGNED: PELOTON	DATE: MAY 2013	FILE:	SHEET: 008
DRAWN: PELOTON			
CHECKED: PELOTON			

C:\JOB\GEN\2010_Rockwall_41_Aerom\GEN\2010_008.dwg

CURVE DATA				
NO	DELTA	RADIUS	TANGENT	LENGTH
C1	83°21'52"	40.00'	35.62'	58.20'
C2	19°25'35"	182.50'	31.24'	61.88'
C3	28°33'27"	400.00'	101.80'	199.37'
C4	8°55'40"	1125.22'	87.84'	175.33'
C5	14°39'11"	466.26'	59.95'	119.24'

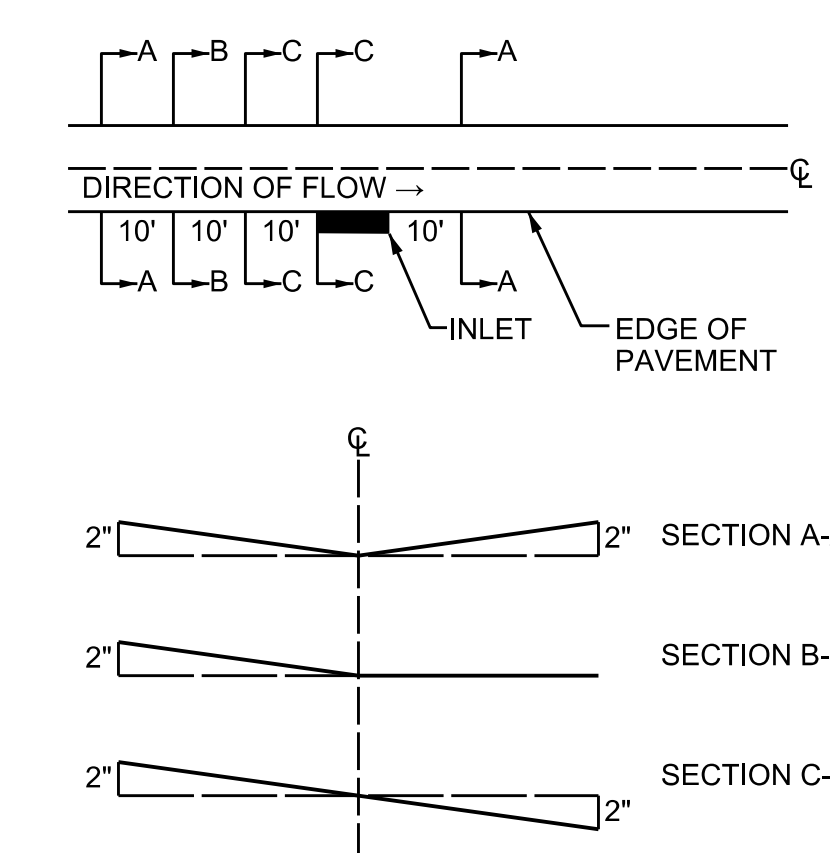
NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	1-800-344-8377
TXU ELECTRIC DELIVERY	1-800-344-8377
CITY OF ROCKWALL PUBLIC WORKS	972-771-7746

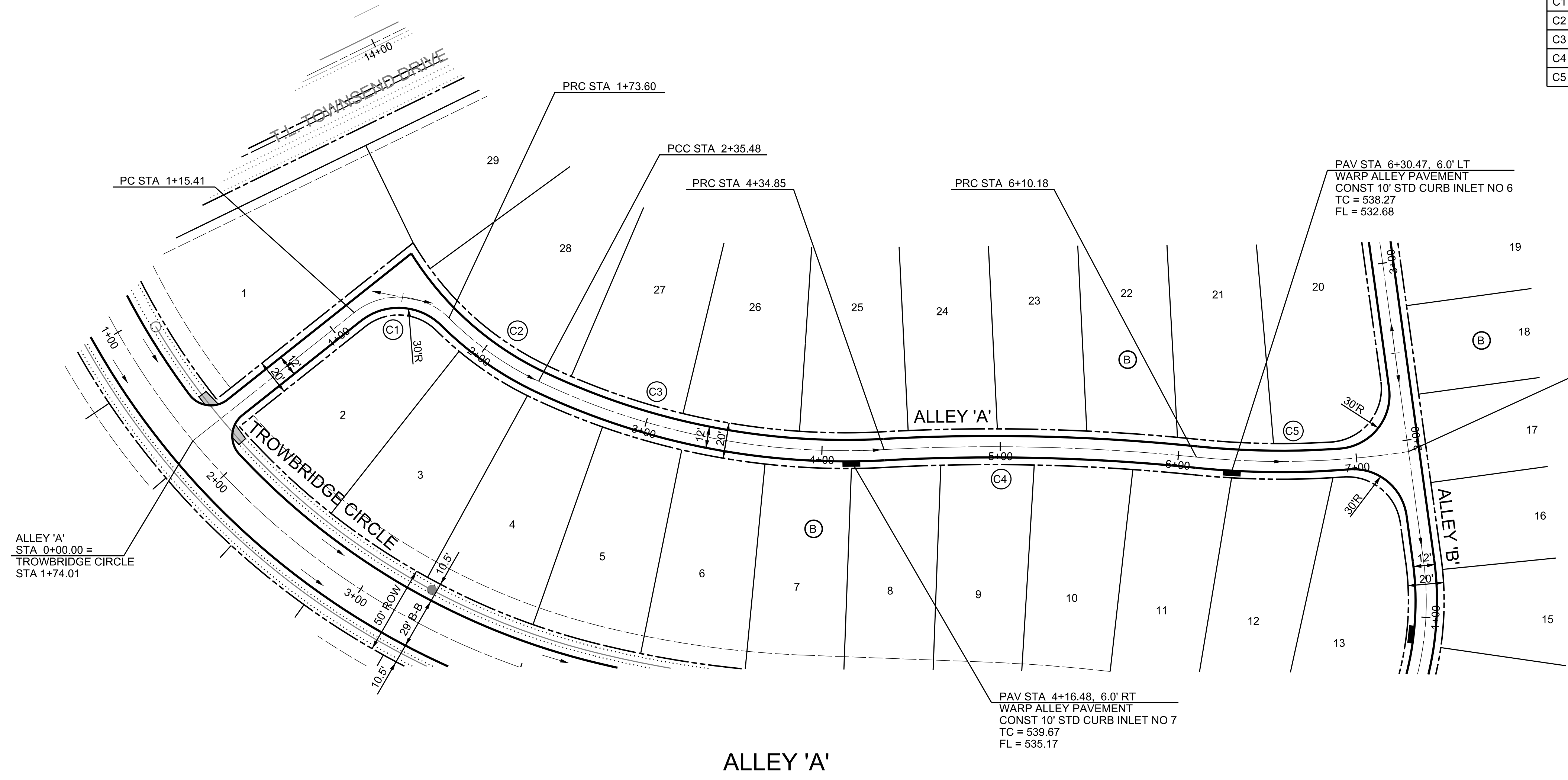
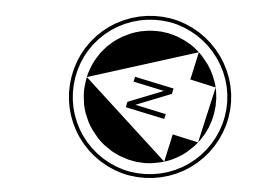
PROJECT BENCHMARKS

- BM NO. 1 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 510' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276.
ELEVATION: 536.32
- BM NO. 2 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 2221' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276.
ELEVATION: 538.82

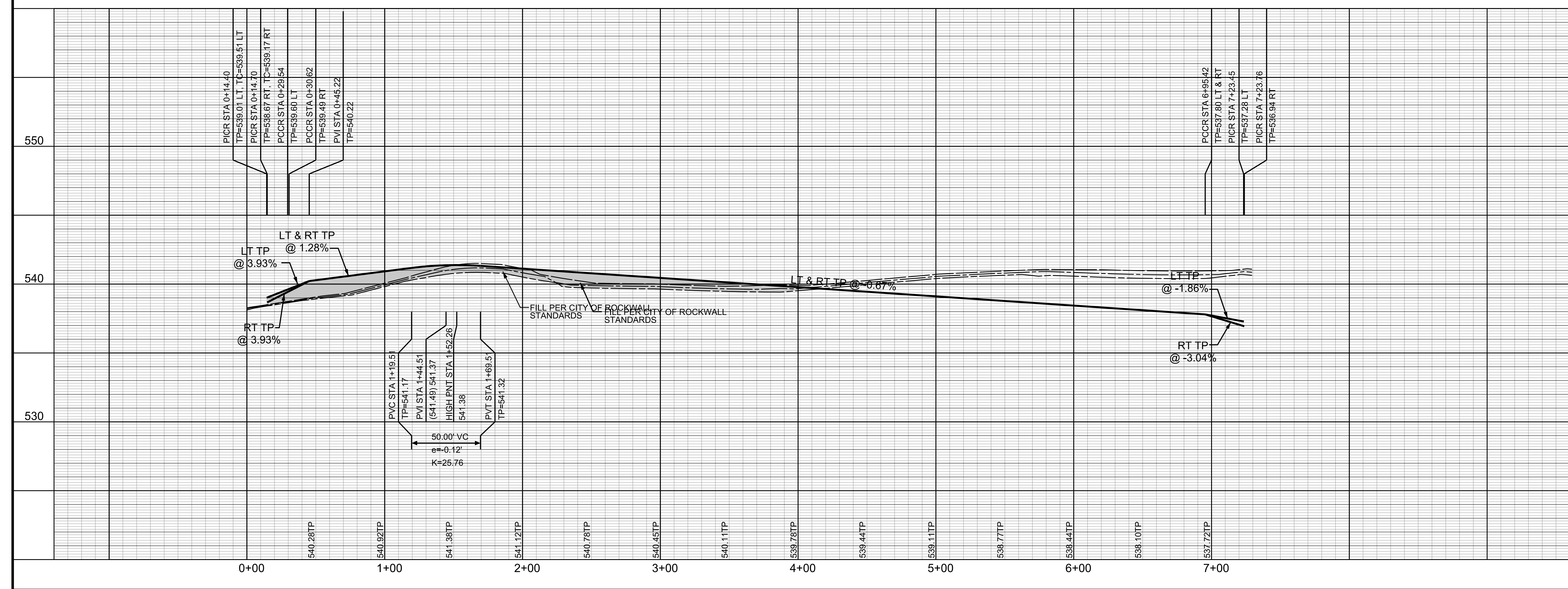
NOTE:
ALL PAVING RADII SHALL BE 20 FEET BACK OF CURB UNLESS OTHERWISE NOTED.
ALL BARRIER FREE RAMPS TO BE CONSTRUCTED BY PAVING CONTRACTOR.
ALL CONNECTIONS TO EXISTING PAVING MUST CONNECT USING A LONGITUDINAL BUTT JOINT CUTTING A MINIMUM OF 2' INTO EXISTING PAVING.



TYPICAL ALLEY WARPING AT INLET
N.T.S.

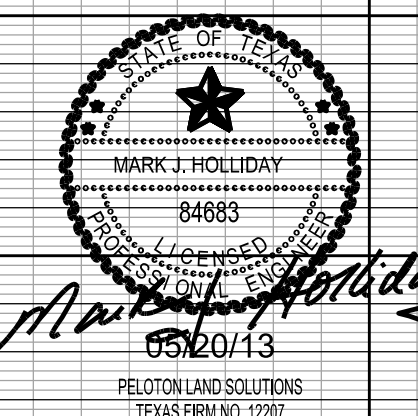


ALLEY 'A'



PROFILE SCALES:
1" = 40' HORZ.
1" = 4' VERT.

NOTE:
ALL ELEVATIONS ARE TOP OF CURB UNLESS OTHERWISE NOTED



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RECORD DRAWING

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 OF DESIGN.

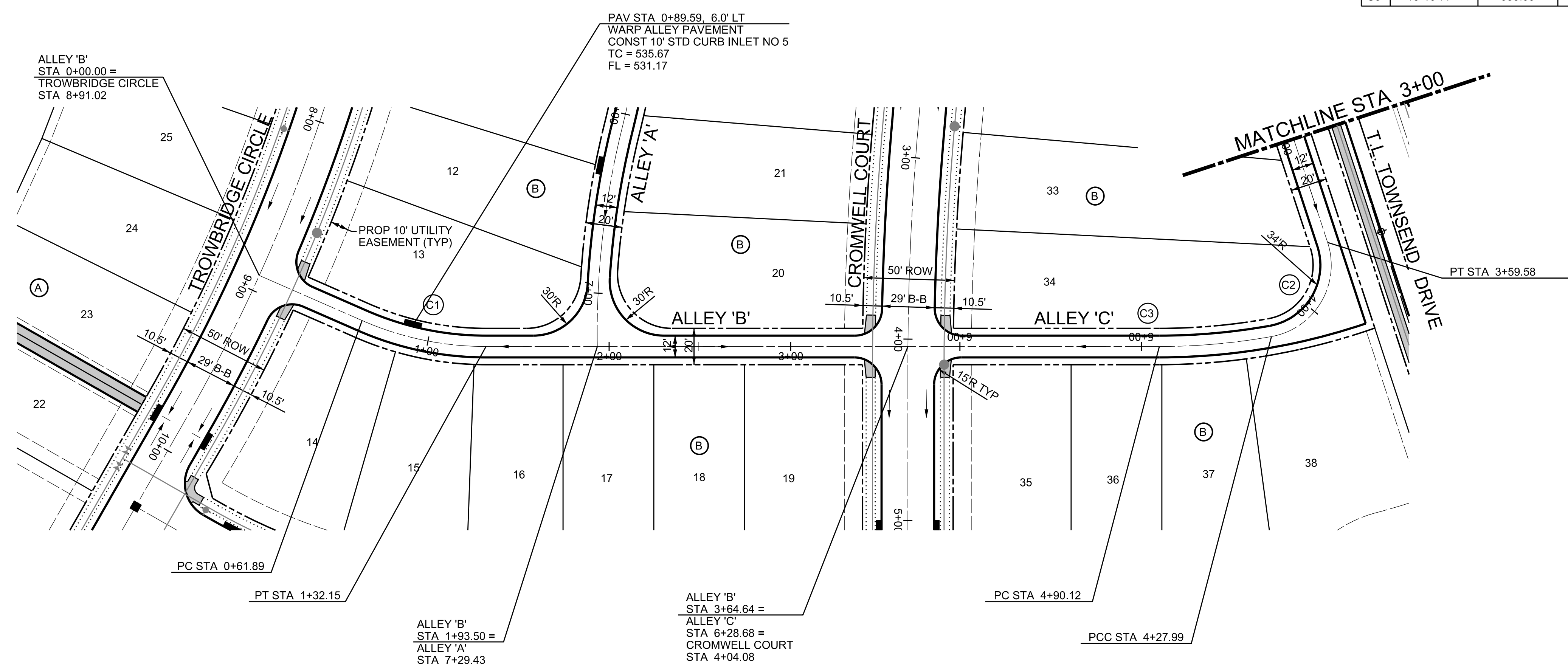
CITY OF ROCKWALL, TEXAS			
TOWNSEND VILLAGE			
ALLEY 'A'			
		5751 KRÖGER DRIVE SUITE 188 KELLER, TX 76244 PHONE: 817-562-3350	
DESIGNED: PELOTON	DATE: MAY 2013	FILE:	SHEET: 009
DRAWN: PELOTON			
CHECKED: PELOTON			

C:\JOB\GEN\2010_Rockwall_41_Arroyo\GEN\2010_095.dwg

CURVE DATA				
NO	DELTA	RADIUS	TANGENT	LENGTH
C1	23°40'56"	170.00'	35.64'	70.27'
C2	97°59'32"	40.00'	60.37'	68.41'
C3	10°10'11"	350.00'	31.14'	62.13'

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	1-800-344-8377
TXU ELECTRIC DELIVERY	1-800-344-8377
CITY OF ROCKWALL PUBLIC WORKS	972-771-7746



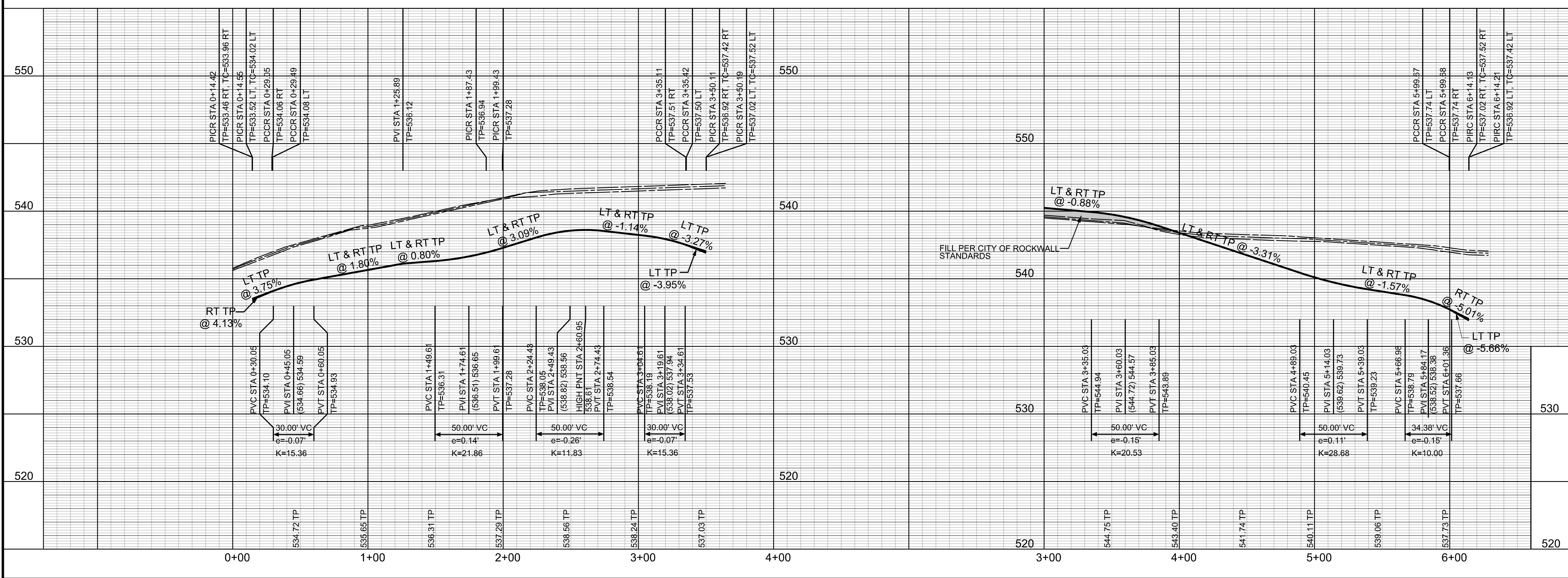
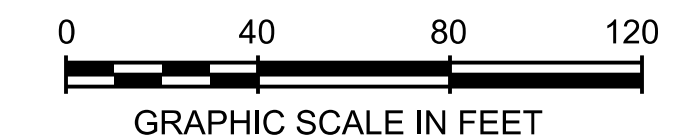
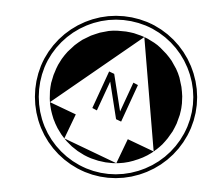
ALLEY 'B'

ALLEY 'C'

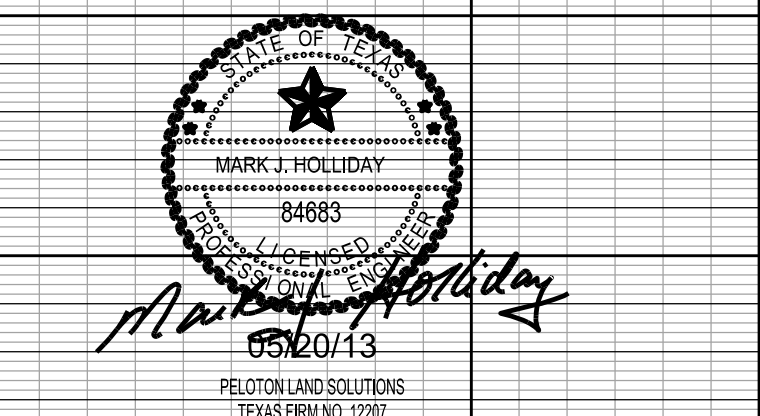
PROJECT BENCHMARKS

- BM NO. 1 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 510' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276. ELEVATION: 536.32
- BM NO. 2 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 2221' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276. ELEVATION: 538.82

NOTE:
ALL PAVING RADII SHALL BE 20 FEET BACK OF CURB UNLESS OTHERWISE NOTED.
ALL BARRIER FREE RAMPS TO BE CONSTRUCTED BY PAVING CONTRACTOR.
ALL CONNECTIONS TO EXISTING PAVING MUST CONNECT USING A LONGITUDINAL BUTT JOINT CUTTING A MINIMUM OF 2' INTO EXISTING PAVING.



PROFILE SCALES:
1" = 40' HORZ.
1" = 4' VERT.



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RECORD DRAWING

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 OF DESIGN.

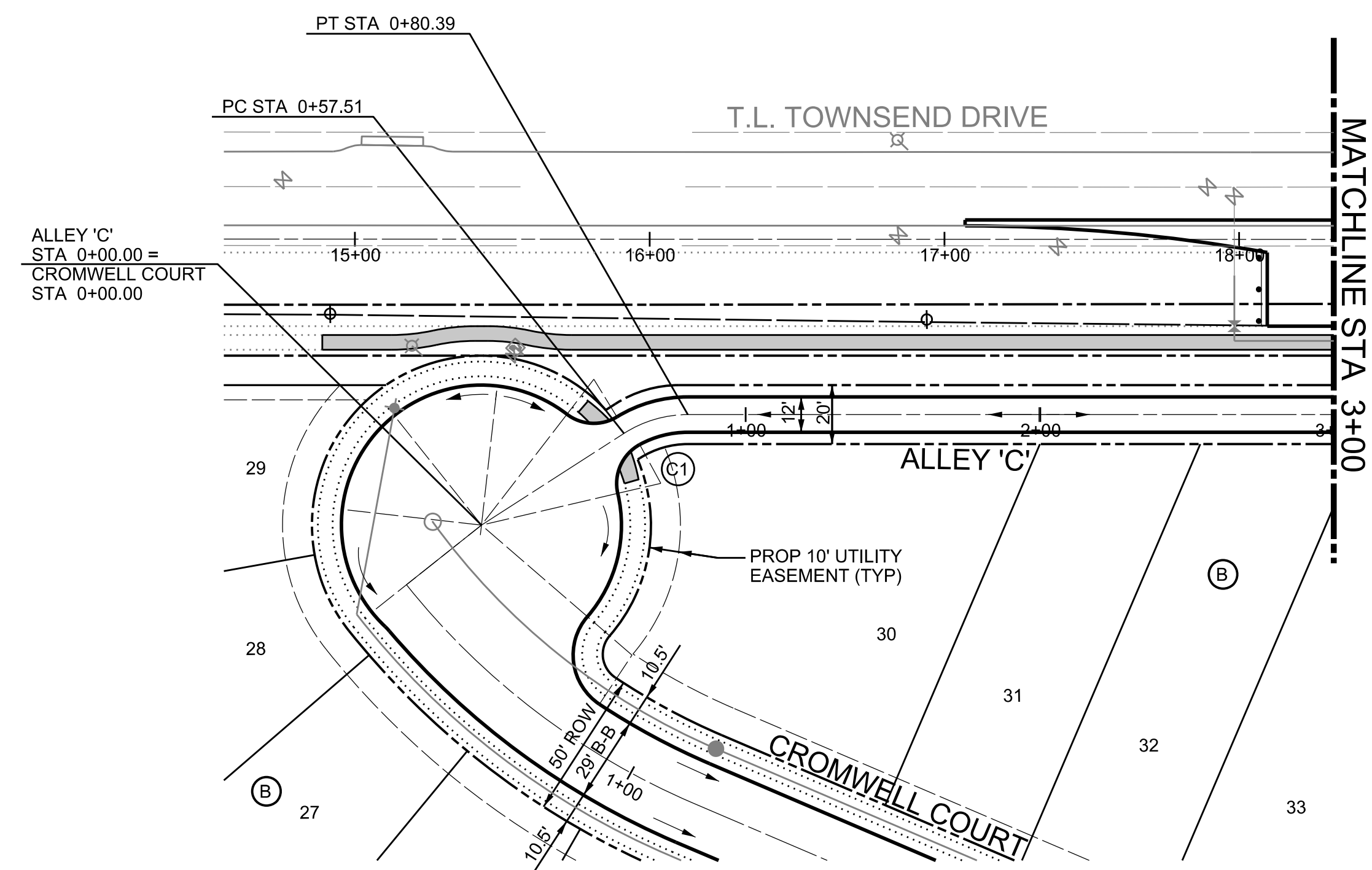
CITY OF ROCKWALL, TEXAS			
TOWNSEND VILLAGE			
ALLEY 'B' & ALLEY 'C'			
		5751 KRÖGER DRIVE SUITE 188 KELLER, TX 76244 PHONE: 817-562-3350	
DESIGNED: PELOTON	DATE: MAY 2013	FILE:	SHEET: 010
DRAWN: PELOTON			
CHECKED: PELOTON			

C:\JOB\GEN\2010_Rockwall_41_Access\GEN\2010_099.dwg

CURVE DATA				
NO	DELTA	RADIUS	TANGENT	LENGTH
C1	33°25'25"	40.00'	12.01'	23.33'

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	1-800-344-8377
TXU ELECTRIC DELIVERY	1-800-344-8377
CITY OF ROCKWALL PUBLIC WORKS	972-771-7746

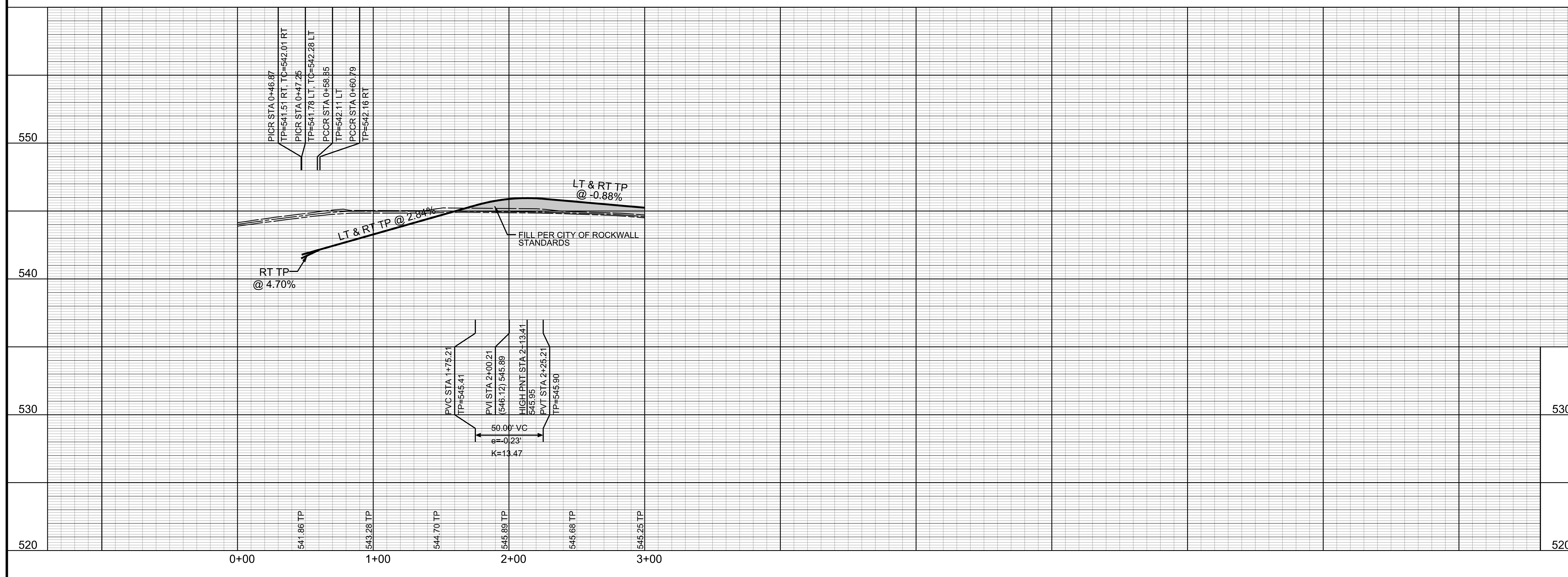
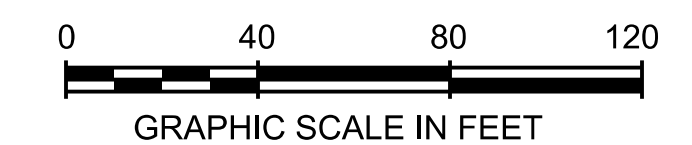


ALLEY 'C'

PROJECT BENCHMARKS

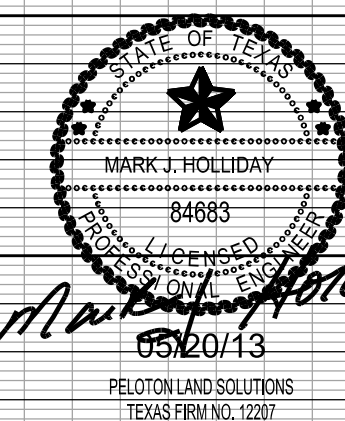
- BM NO. 1 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 510' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276.
ELEVATION: 538.32
- BM NO. 2 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 2221' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276.
ELEVATION: 538.82

NOTE:
ALL PAVING RADII SHALL BE 20 FEET BACK OF CURB UNLESS OTHERWISE NOTED.
ALL BARRIER FREE RAMPS TO BE CONSTRUCTED BY PAVING CONTRACTOR.
ALL CONNECTIONS TO EXISTING PAVING MUST CONNECT USING A LONGITUDINAL BUTT JOINT CUTTING A MINIMUM OF 2' INTO EXISTING PAVING.



PROFILE SCALES:
1" = 40' HORIZ.
1" = 4' VERT.

NOTE:
ALL ELEVATIONS ARE TOP OF CURB UNLESS OTHERWISE NOTED



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RECORD DRAWING

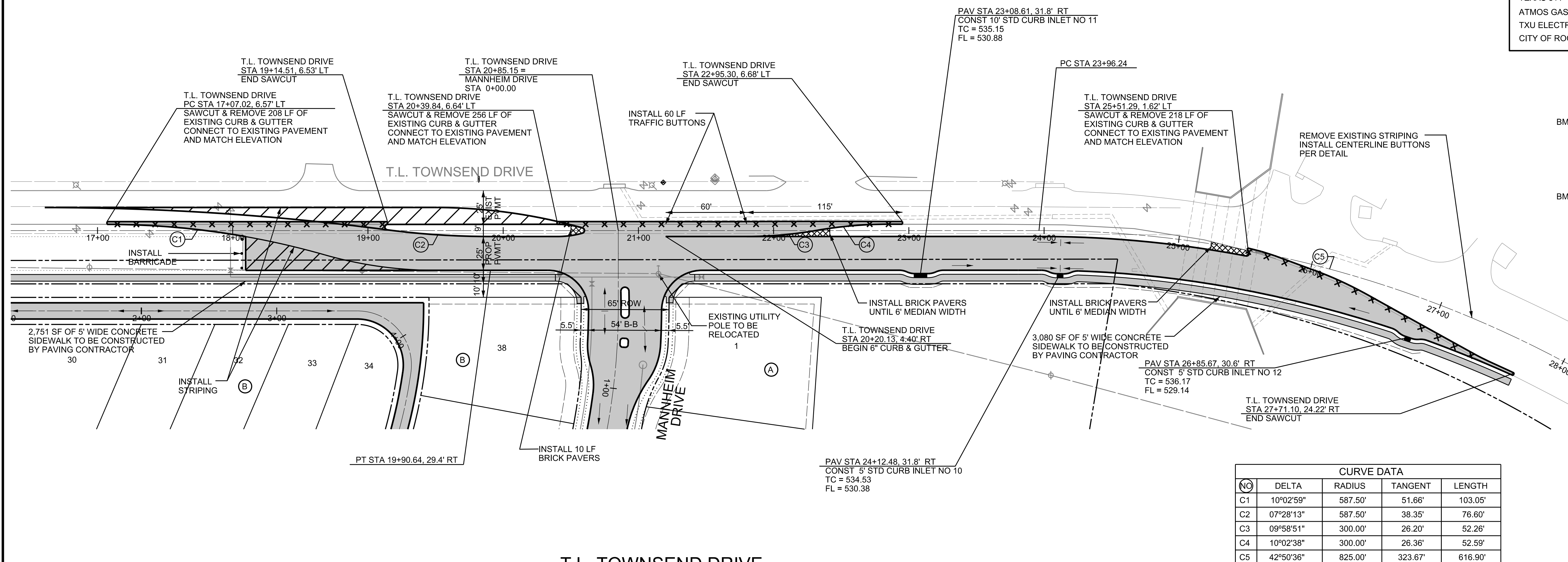
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF DESIGN.

CITY OF ROCKWALL, TEXAS			
TOWNSEND VILLAGE			
ALLEY 'C'			
		5751 KRÖGER DRIVE SUITE 185 KELLER, TX 76244 PHONE: 817-562-3350	
DESIGNED: PELOTON	DATE	FILE	SHEET
DRAWN: PELOTON	MAY 2013		011
CHECKED: PELOTON			

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NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	1-800-344-8377
TXU ELECTRIC DELIVERY	1-800-344-8377
CITY OF ROCKWALL PUBLIC WORKS	972-771-7746



- PROJECT BENCHMARKS**
- BM NO. 1 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 510' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276. ELEVATION: 536.32
 - BM NO. 2 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 2221' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276. ELEVATION: 538.82

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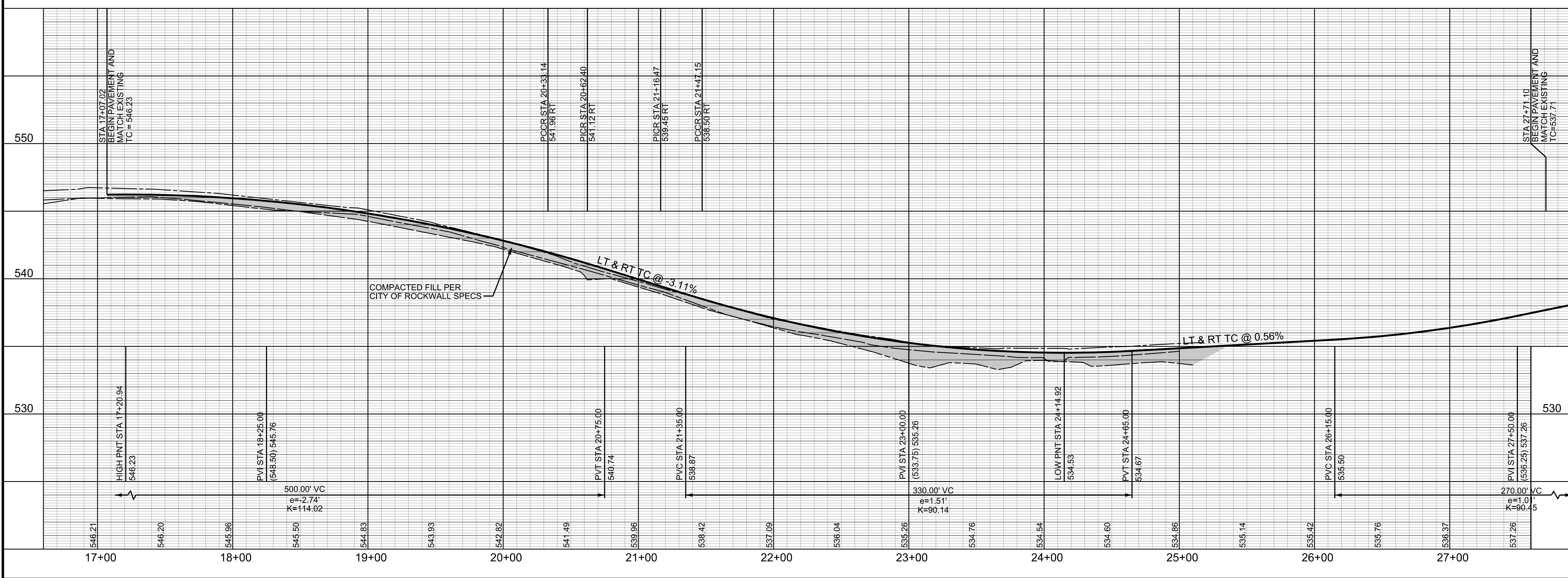
LEGEND

- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PAVEMENT STRIPING
- CURB TO BE REMOVED

CURVE DATA				
NO	DELTA	RADIUS	TANGENT	LENGTH
C1	10°02'59"	587.50'	51.66'	103.05'
C2	07°28'13"	587.50'	38.35'	76.60'
C3	09°58'51"	300.00'	26.20'	52.26'
C4	10°02'38"	300.00'	26.36'	52.59'
C5	42°50'36"	825.00'	323.67'	616.90'



T.L. TOWNSEND DRIVE



PROFILE SCALES:
 1" = 40' HORZ.
 1" = 4' VERT.

NOTE: ALL ELEVATIONS ARE TOP OF CURB UNLESS OTHERWISE NOTED

PELTON LAND SOLUTIONS
 TEXAS PERM NO. 1228

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RECORD DRAWING

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CITY OF ROCKWALL, TEXAS

TOWNSEND VILLAGE

T.L. TOWNSEND DRIVE

5751 KROGER DRIVE
 SUITE 188
 KELLER, TX 76244
 PHONE: 817-562-3350

DESIGNED: PELTON	DATE: MAY 2013	FILE:	SHEET: 012
DRAWN: PELTON			
CHECKED: PELTON			

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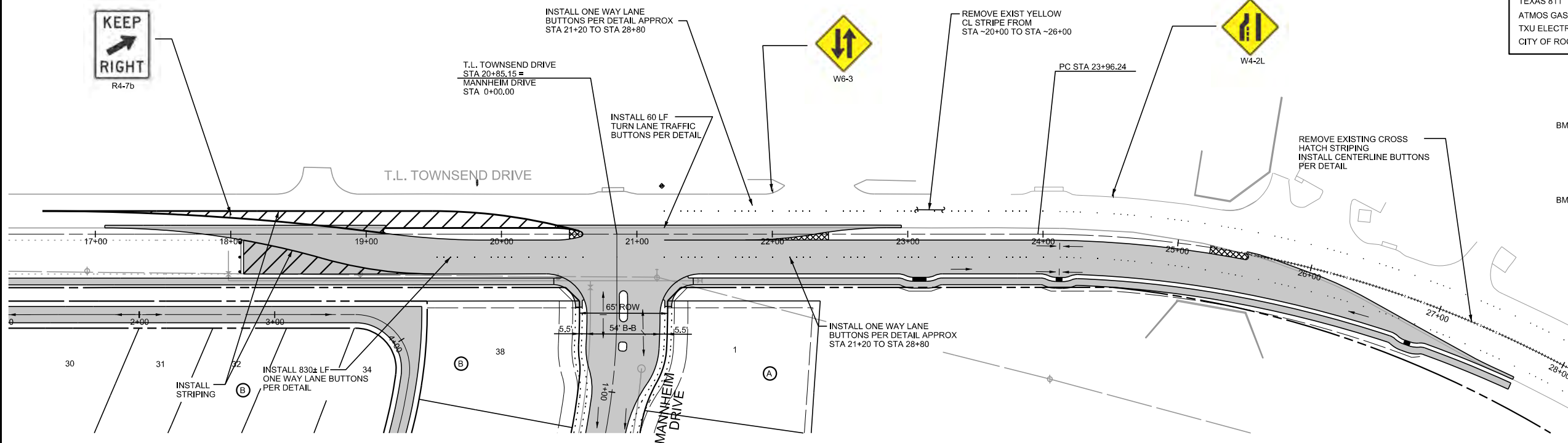
NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	1-800-344-8377
TXU ELECTRIC DELIVERY	1-800-344-8377
CITY OF ROCKWALL PUBLIC WORKS	972-771-7746

PROJECT BENCHMARKS

- BM NO. 1 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 510' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276. ELEVATION: 536.32
- BM NO. 2 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 222' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276. ELEVATION: 538.82

NOTE: ALL PAVING RADI SHALL BE 20 FEET BACK OF CURB UNLESS OTHERWISE NOTED.
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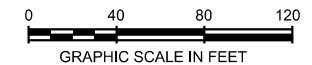


LEGEND

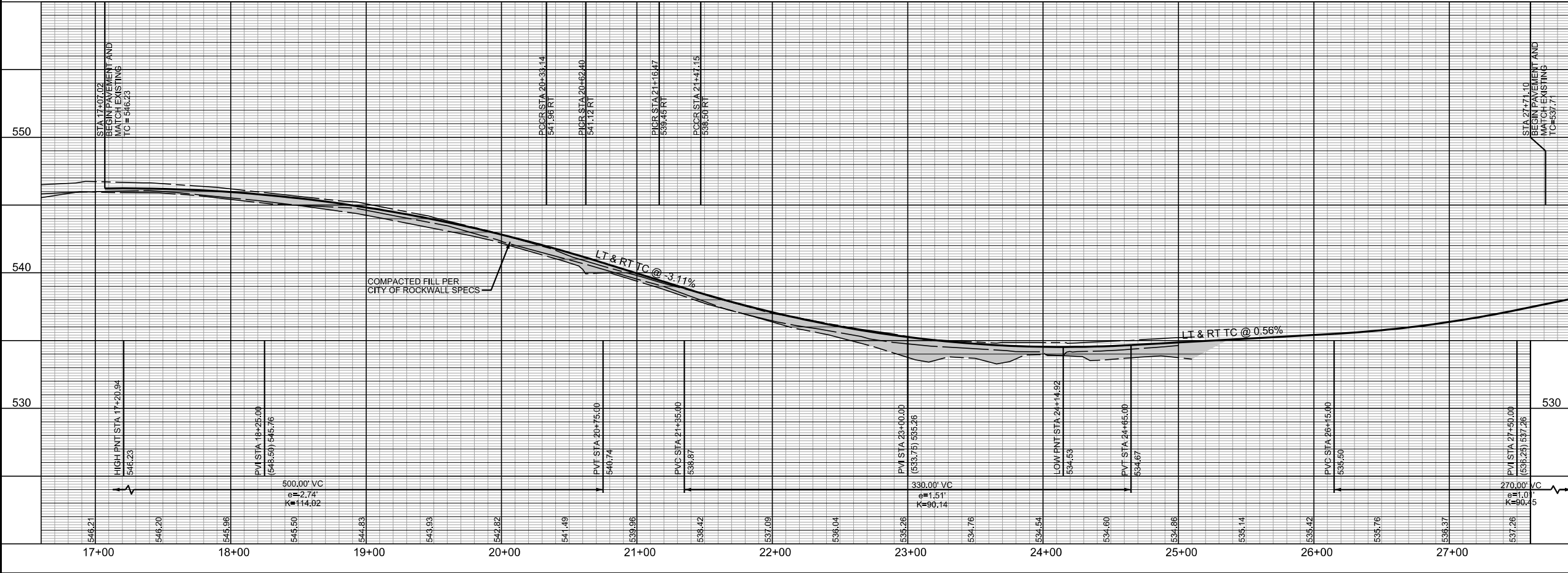
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PAVEMENT STRIPING

CURVE DATA				
NO	DELTA	RADIUS	TANGENT	LENGTH
C1	10°02'59"	587.50'	51.66'	103.05'
C2	07°28'13"	587.50'	38.35'	76.60'
C3	09°58'51"	300.00'	26.20'	52.26'
C4	10°02'38"	300.00'	26.36'	52.59'
C5	42°50'36"	825.00'	323.67'	616.90'

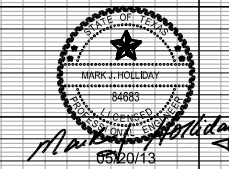
T.L. TOWNSEND DRIVE STA 28+80±
MATCH EXIST CL STRIPE AT TURN LANE
BEGIN CL BUTTONS PER DETAIL.
BEGIN ONE-WAY LANE BUTTONS
EACH WAY TO STA 21+20.



T.L. TOWNSEND DRIVE



PROFILE SCALES:
1" = 40' HORZ.
1" = 4' VERT.



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RECORD DRAWING

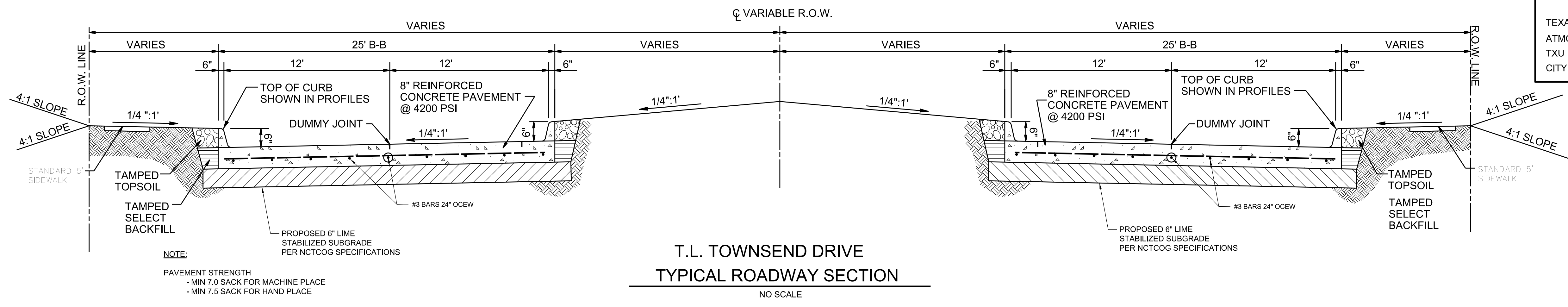
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF DESIGN.

CITY OF ROCKWALL, TEXAS			
TOWNSEND VILLAGE			
T.L. TOWNSEND DRIVE PAVEMENT MARKING			
		5751 KROGER DRIVE SUITE 185 KELLER, TX 76244 PHONE: 817-562-3350	
DESIGNED: PELOTON	DATE: MAY 2013	FILE:	SHEET: 012A
DRAWN: PELOTON			
CHECKED: PELOTON			

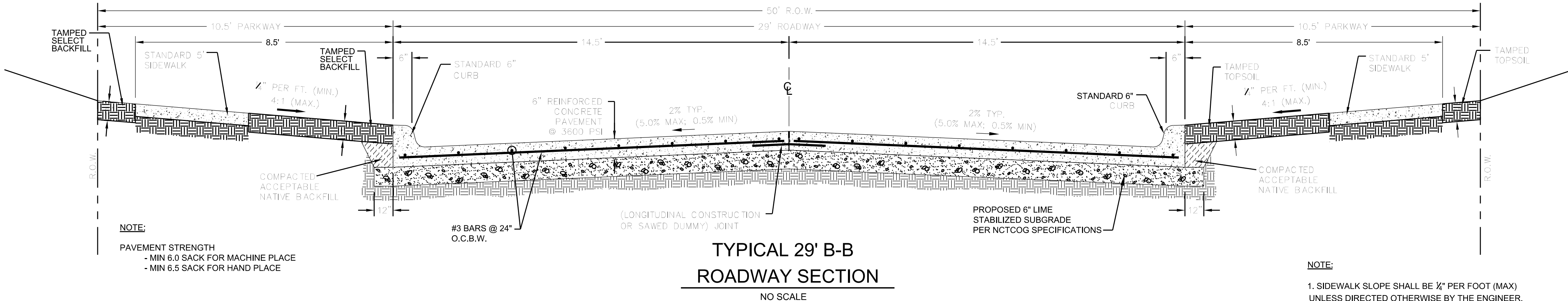
C:\GIS\GEN\2010_Rockwall\T_L_Townsend\GEN\2010_012A.dwg

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	1-800-344-8377
TXU ELECTRIC DELIVERY	1-800-344-8377
CITY OF ROCKWALL PUBLIC WORKS	972-771-7746

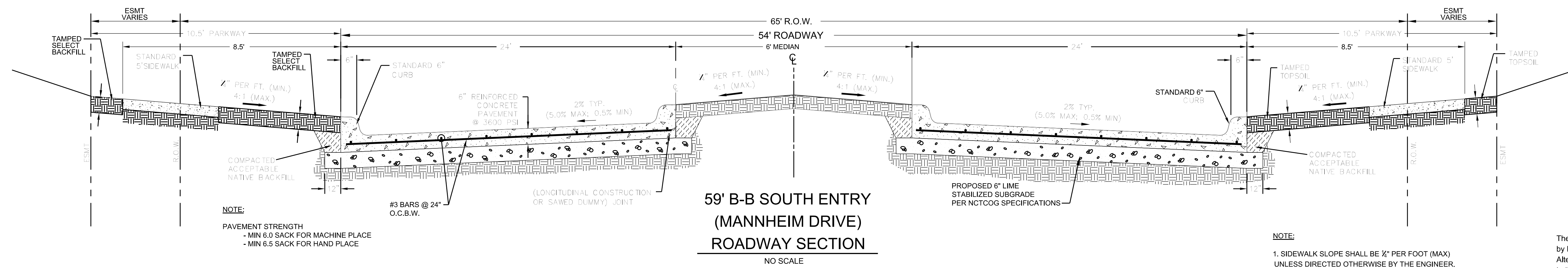
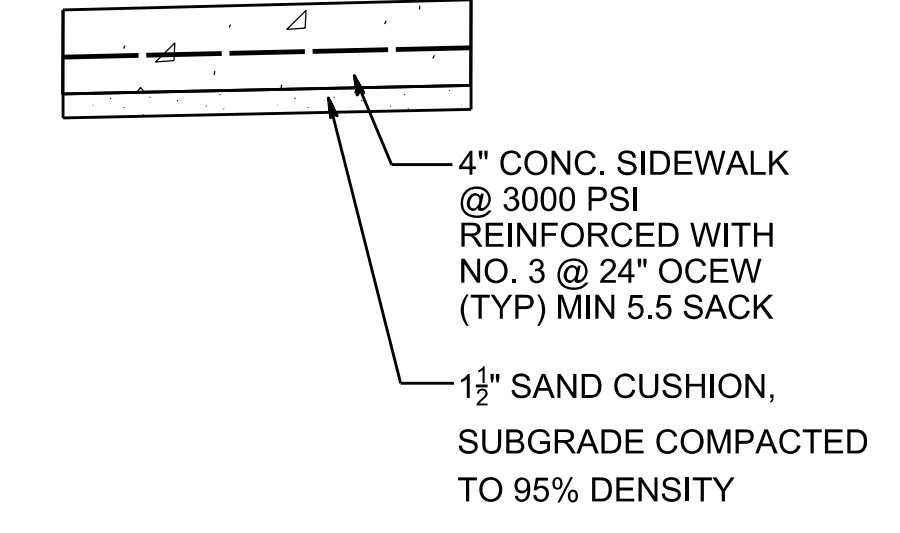


NOTE:
PAVEMENT STRENGTH
- MIN 7.0 SACK FOR MACHINE PLACE
- MIN 7.5 SACK FOR HAND PLACE



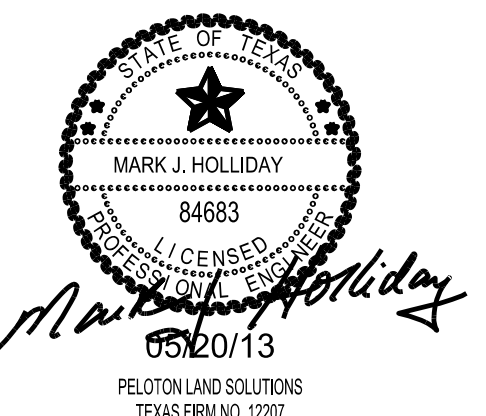
NOTE:
PAVEMENT STRENGTH
- MIN 6.0 SACK FOR MACHINE PLACE
- MIN 6.5 SACK FOR HAND PLACE

NOTE:
1. SIDEWALK SLOPE SHALL BE 1/2" PER FOOT (MAX) UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

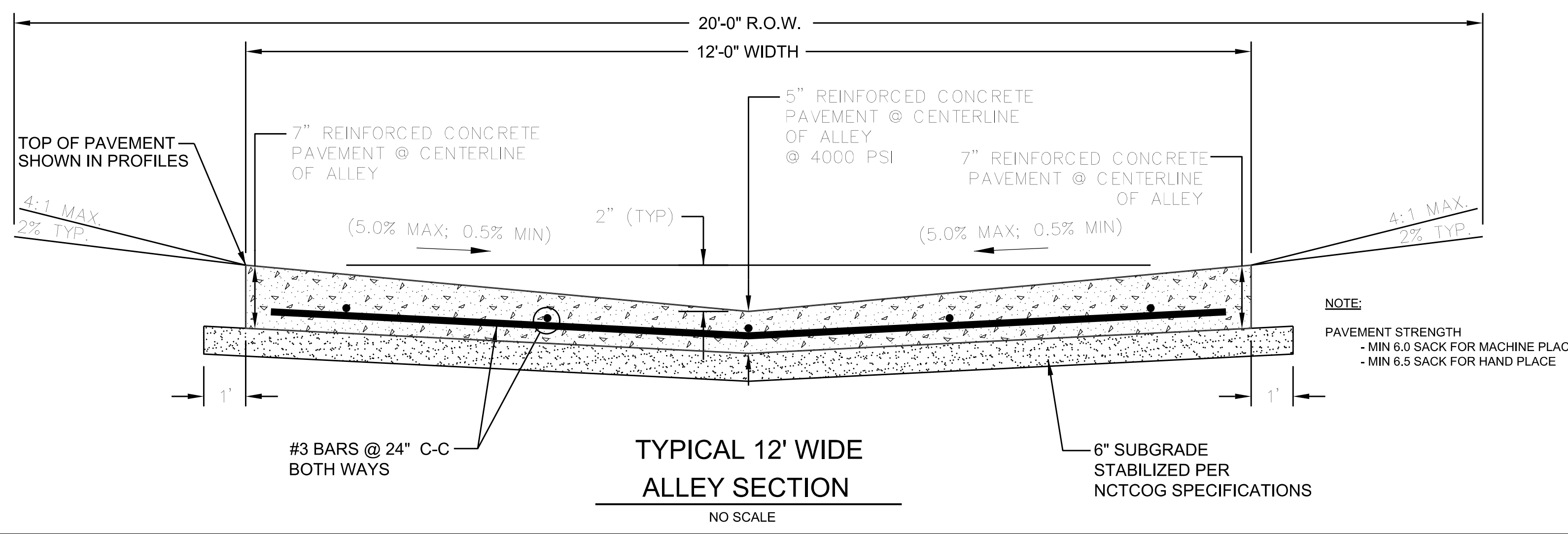


NOTE:
PAVEMENT STRENGTH
- MIN 6.0 SACK FOR MACHINE PLACE
- MIN 6.5 SACK FOR HAND PLACE

NOTE:
1. SIDEWALK SLOPE SHALL BE 1/2" PER FOOT (MAX) UNLESS DIRECTED OTHERWISE BY THE ENGINEER.



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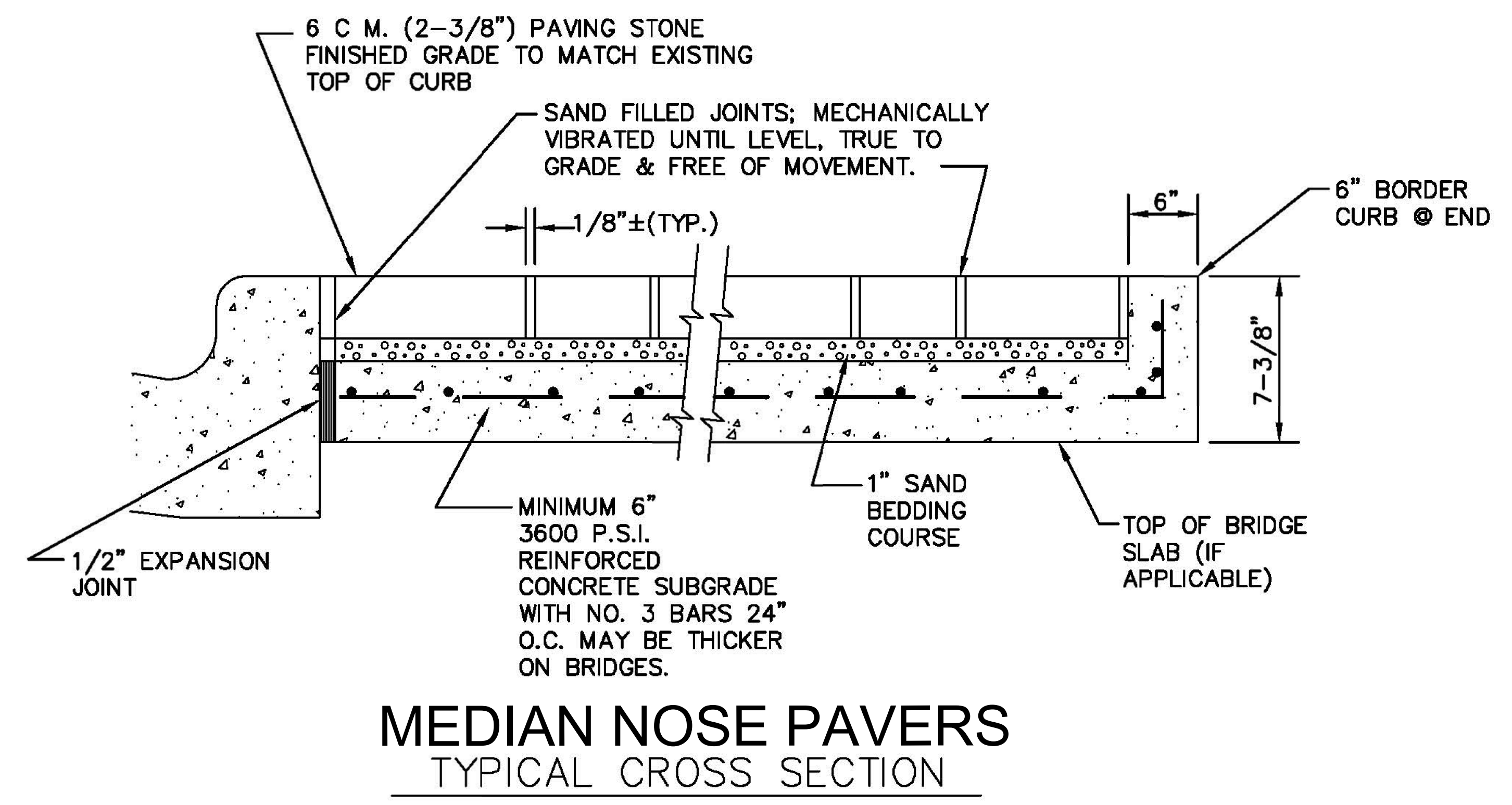
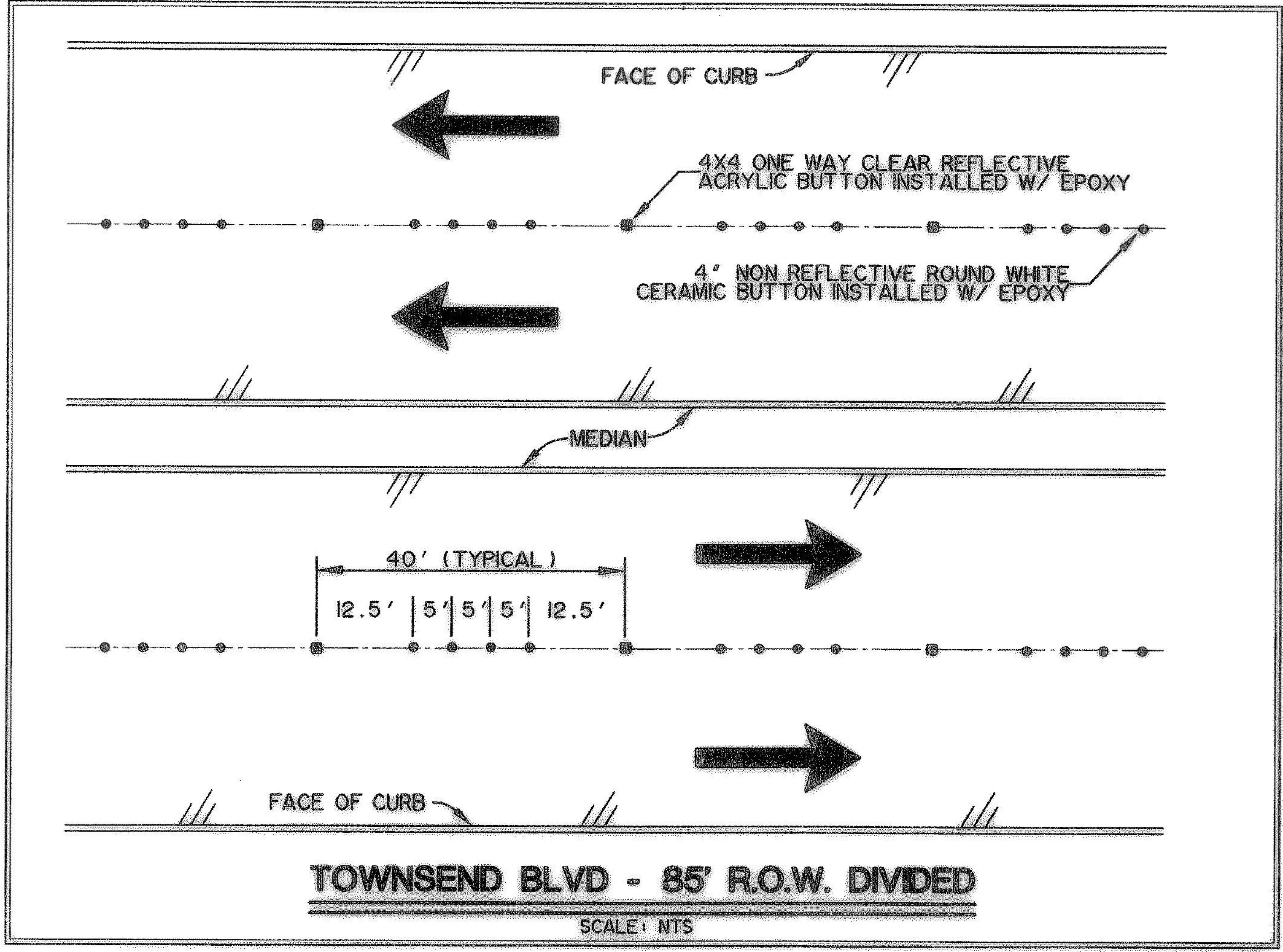
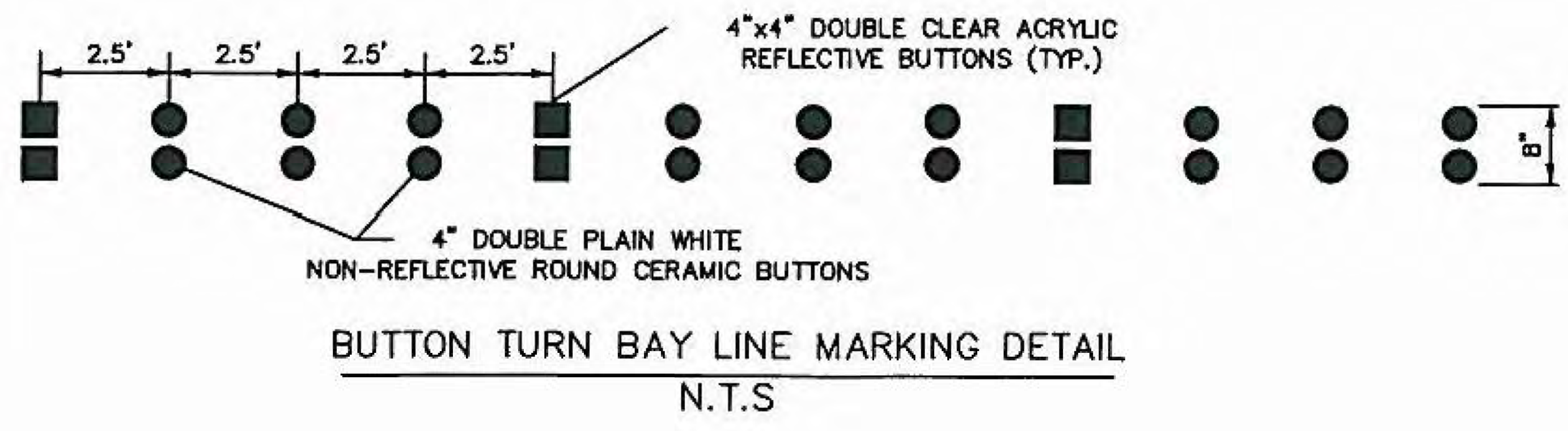
NOTE:
PAVEMENT STRENGTH
- MIN 6.0 SACK FOR MACHINE PLACE
- MIN 6.5 SACK FOR HAND PLACE

RECORD DRAWING
TO THE BEST OF OUR KNOWLEDGE, PELOTON LAND SOLUTIONS HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

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 OF DESIGN.

CITY OF ROCKWALL, TEXAS			
TOWNSEND VILLAGE			
PAVEMENT CONSTRUCTION DETAILS			
		5751 KROGER DRIVE SUITE 185 KELLER, TX 76244 PHONE: 817-562-3350	
DESIGNED: PELOTON	DATE: MAY 2013	FILE:	SHEET: 013
DRAWN: PELOTON			
CHECKED: PELOTON			

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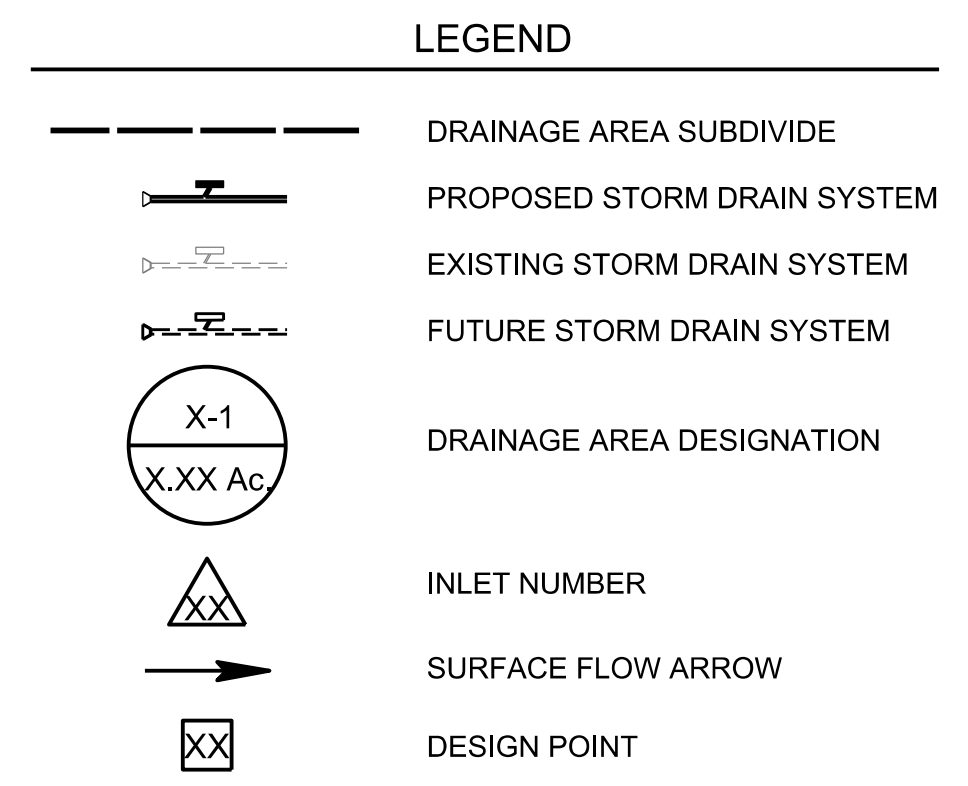
RECORD DRAWING
TO THE BEST OF OUR KNOWLEDGE, BELIEF AND OPINION, WE HEREBY STATE THAT THIS PLAN IS "AS-BUILT". THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

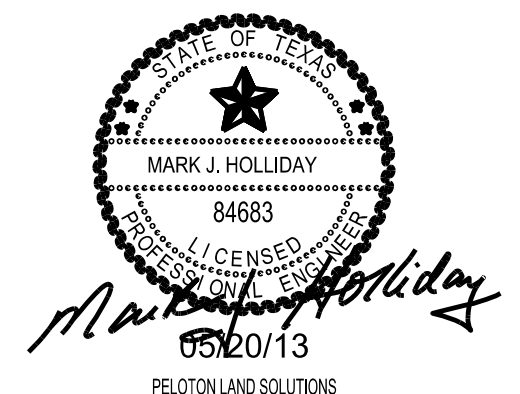
TEXAS 811	1-800-344-8377
ATMOS GAS	1-800-344-8377
TXU ELECTRIC DELIVERY	1-800-344-8377
CITY OF ROCKWALL PUBLIC WORKS	972-771-7746

DRAINAGE AREA CALCULATIONS

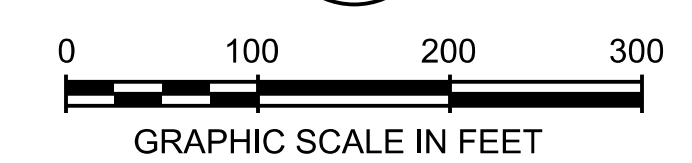
Area No.	Acres	Runoff Coeff.	CA	T _c (min.)	I _s (in/hr.)	Q ₅ (c.f.s.)	I ₁₀₀ (in/hr.)	Q ₁₀₀ (c.f.s.)
A1	0.80	0.50	0.40	10.0	6.10	2.44	9.80	3.92
A2	1.72	0.50	0.86	10.0	6.10	5.25	9.80	8.43
A3	0.41	0.50	0.21	10.0	6.10	1.25	9.80	2.01
A4	0.53	0.50	0.27	10.0	6.10	1.62	9.80	2.60
A5	0.33	0.50	0.17	10.0	6.10	1.01	9.80	1.62
A6	0.23	0.50	0.12	10.0	6.10	0.70	9.80	1.13
A7	0.26	0.50	0.13	10.0	6.10	0.79	9.80	1.27
A8	2.44	0.50	1.22	10.0	6.10	7.44	9.80	11.96
A9	0.98	0.50	0.49	10.0	6.10	2.99	9.80	4.80
A10	0.21	0.50	0.11	10.0	6.10	0.64	9.80	1.03
A11	0.12	0.50	0.06	10.0	6.10	0.37	9.80	0.59
B1	1.50	0.50	0.75	10.0	6.10	4.58	9.80	7.35
B2	1.70	0.50	0.85	10.0	6.10	5.19	9.80	8.33
B3	0.10	0.50	0.05	10.0	6.10	0.31	9.80	0.49
B4	0.22	0.50	0.11	10.0	6.10	0.67	9.80	1.08
C1	0.58	0.90	0.52	10.0	6.10	3.18	9.80	5.12
C2	0.10	0.90	0.09	10.0	6.10	0.55	9.80	0.88
C3	0.23	0.90	0.21	10.0	6.10	1.26	9.80	2.03
C4	0.27	0.90	0.24	10.0	6.10	1.48	9.80	2.38
D1	0.47	0.90	0.42	10.0	6.10	2.58	9.80	4.15



- DESIGN CRITERIA**
- RATIONAL METHOD OF DESIGN.
 - DESIGN FREQUENCY
 - (A) CLOSED SYSTEM - 100 YEAR
 - (B) OPEN CHANNEL - 100 YEAR
 - n = 0.013 FOR REINFORCED CONCRETE PIPE
 - n = 0.0175 FOR STREET / GUTTERS
 - RAINFALL INTENSITY FROM T.P. No. 40



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CITY OF ROCKWALL, TEXAS			
TOWNSEND VILLAGE			
DRAINAGE AREA MAP			
		5751 KROGER DRIVE SUITE 185 KELLER, TX 76244 PHONE: 817-562-3350	
DESIGNED:	PELTON	DATE:	FILE:
DRAWN:	PELTON	MAY 2013	
CHECKED:	PELTON		SHEET 015

RECORD DRAWING
TO THE BEST OF OUR KNOWLEDGE, PELOTON LAND SOLUTIONS HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

S.H. 276

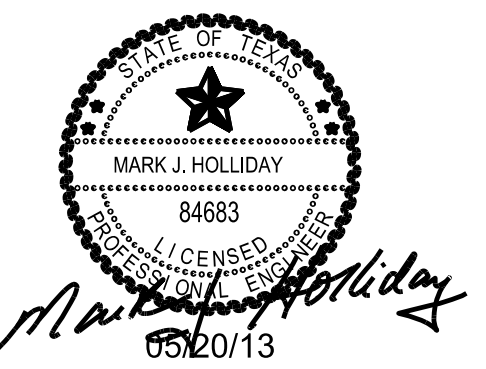
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HYDRAULIC CALCULATIONS

Runoff		Distance	Incremental Drainage Area																		Remarks
Collection Point	Between	Collection	Area No.	Drainage Area	Runoff Coeff	Incr.	Accumulated	Time at Upstream	Design Storm Intensity	Design Storm Intensity	Inlet Bypass	Storm Water Runoff in Pipe	Hydr Grade	Storm Pipe	V1	V2	Head Loss	Velocity Head Loss	Flow Time in Sewer	Time at Downstream	
Station	Station	Points	No.	(Acres)	"C"	"CA"	"CA"	(min.)	(yrs.)	(in./hr)	"Q"	"Q"	"S"	Diameter	Flow (in)	Flow (Out)	Coeff	KjV ^{1/2} / 2g	(min.)	(min.)	
1	2	3	4	5	6	7	8	9	10	11	12a	12a	13	14	15a	15b	16	17	18	19	
STORM DRAIN LINE A																					20
783.64	774.93	8.71	A7	0.26	0.50	0.13	0.13	10.00	100	9.80	0.00	1.27	0.0001	18		4.56	1.25		0.03	10.03	
774.93	562.11	212.82				0.00	0.13	10.03	100	9.80	0.00	1.27	0.0001	18	4.56	4.56	0.50	0.16	0.78	10.81	
562.11	486.18	75.93	A6	0.23	0.50	0.12	0.25	10.81	100	9.70	0.00	2.38	0.0005	18	4.56	5.47	0.40	0.13	0.23	11.04	
486.18	464.98	21.20				0.00	0.25	11.04	100	9.70	0.00	2.38	0.0005	18	5.47	5.47	0.50	0.23	0.06	11.11	
464.98	367.23	97.75				0.00	0.25	11.11	100	9.60	0.00	2.38	0.0005	18	5.47	5.47	0.50	0.23	0.30	11.40	
367.23	301.49	65.74	A5	0.33	0.50	0.17	0.41	11.40	100	9.60	0.00	3.94	0.0014	18	5.47	2.23	0.40	0.19	0.49	11.90	
301.49	280.07	21.42				0.00	0.41	11.90	100	9.60	0.00	3.94	0.0014	18	2.23	2.23	0.50	0.04	0.16	12.06	
280.07	196.21	83.86	A4,8,10,11	3.30	0.50	1.65	1.65	12.06	100	9.50	0.00	3.94	0.0014	18	2.23	2.23	0.50	0.04	0.67	12.73	
196.21	184.08	12.13				0.00	1.65	12.73	100	9.50	3.18	29.35	0.0051	30	4.63	5.98	0.40	0.13	0.09	12.84	
184.08	150.56	33.52	A3,9	1.39	0.50	0.70	2.76	12.75	100	9.50	3.18	29.35	0.0051	30	4.63	5.98	0.40	0.13	0.09	12.84	
150.56	0.00	150.56	A1,2	2.52	0.50	1.26	4.02	12.84	100	9.40	5.25	42.99	0.0042	36	5.98	6.08	1.00	0.56	0.41	13.26	
STORM DRAIN LINE A-1																					
59.73	43.17	16.56	A2	1.72	0.50	0.86	0.86	10.00	100	9.80	2.07	10.50	0.0044	21		4.37	1.25		0.06	10.06	
43.17	35.96	7.21				0.00	0.86	10.06	100	9.80	2.07	10.50	0.0044	21	4.37	4.37	0.50	0.15	0.03	10.09	
35.96	0.00	35.96	A1	0.80	0.50	0.40	1.26	10.09	100	9.80	2.07	14.42	0.0041	24	4.37	4.59	0.40	0.12	0.13	10.22	
STORM DRAIN LINE A-2																					
21.22	0.00	21.22	A1	0.80	0.50	0.40	0.40	10.00	100	9.80	0.00	3.92	0.0014	18		2.22	1.25		0.16	10.16	
STORM DRAIN LINE A-3																					
20.51	0.00	20.51	A3,9	1.39	0.50	0.70	0.70	10.00	100	9.80	0.00	6.81	0.0042	18		3.85	1.25		0.09	10.09	
STORM DRAIN LINE A-4																					
16.74	0.00	16.74	A4,8,10,11	3.30	0.50	1.65	1.65	10.00	100	9.80	3.18	19.35	0.0039	27		4.87	1.25		0.06	10.06	
STORM DRAIN LINE A-5																					
8.27	0.00	8.27	A5	0.33	0.50	0.17	0.17	10.00	100	9.80	0.00	1.62	0.0002	18		0.92	1.25		0.15	10.15	
STORM DRAIN LINE A-6																					
8.67	0.00	8.67	A6	0.23	0.50	0.12	0.12	10.00	100	9.80	0.00	1.13	0.0001	18		0.64	1.25		0.23	10.23	
STORM DRAIN LINE B																					
205.65	186.75	18.90	B2	1.70	0.50	0.85	0.85	10.00	100	9.80	-2.33	6.00	0.0033	18		3.40	1.25		0.09	10.09	
186.75	0.00	186.75	B1,3,4	1.82	0.50	0.91	1.76	10.09	100	9.80	-5.25	12.00	0.0028	24	3.40	3.82	0.40	0.07	0.81	10.91	
STORM DRAIN LINE B-1																					
20.76	0.00	20.76	B1,3,4	1.82	0.50	0.91	0.91	10.00	100	9.80	-2.92	6.00	0.0033	18		3.40	1.25		0.10	3.84	
STORM DRAIN LINE SD-C1																					
165.81	144.59	21.22	C1	0.58	0.90	0.52	0.52	10.00	100	9.80	0.00	5.12	0.0024	18		2.89	1.25		0.12	10.12	
144.59	43.20	101.39				0.00	0.52	10.12	100	9.80	0.00	5.12	0.0024	18	2.89	2.89	0.50	0.07	0.58	10.71	
43.20	24.14	19.06	C2,3	0.33	0.90	0.30	0.82	10.71	100	9.80	0.00	8.03	0.0058	18	2.89	4.54	0.40	0.05	0.07	10.78	
24.14	6.62	17.52				0.00	0.82	10.78	100	9.80	0.00	8.03	0.0058	18	4.54	4.54	0.50	0.16	0.06	10.84	
6.62	0.00	6.62				0.00	0.82	10.84	100	9.80	0.00	8.03	0.0058	18	4.54	4.54	0.50	0.16	0.02	10.86	
STORM DRAIN LINE SD-C2																					
21.44	0.00	21.44	C2,3	0.33	0.90	0.30	0.30	10.00	100	9.80	0.00	2.91	0.0008	18		1.65	1.25		0.22	10.22	
STORM DRAIN LINE SD-C3																					
84.58	0.00	84.58	C4	0.27	0.90	0.24	0.24	10.00	100	9.80	0.00	2.38	0.0005	18		1.35	1.25		1.05	11.05	

INLET DESIGN CALCULATIONS

Inlet No.	Design Point	Design Storm Frequency (yrs.)	Time of Concn. (min.)	Area Runoff Q=CA				Carry-Over From Upstream Inlet (c.f.s.)	Total Gutter Flow "Q" (c.f.s.)	Gutter Capacity (c.f.s.)	Gutter Slope (ft./100ft.)	Crown Type	Selected Inlet		Carry-Over to Downstream Inlet (c.f.s.)
				Runoff Coeff "C"	Intensity "I" (in./hr.)	Area (ac.)	Runoff "Q" (c.f.s.)						Length "L" (Feet)	Type	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	C	100	10.0	0.50	9.80	0.80	3.92	0.00	3.92	22.50	0.5000	Straight	10	I	0.00
2	C	100	10.0	0.50	9.80	1.72	8.43	5.25	13.68	22.50	0.5000	Straight	15	I	3.18
3	A	100	10.0	0.50	9.80	1.39	6.81	0.00	6.81	22.50	0.5000	Low Point	10	IA	0.00
4	A	100	10.0	0.50	9.80	3.30	16.17	3.18	19.35	22.50	0.5000	Low Point	10	IA	0.00
5	D	100	10.0	0.50	9.80	0.33	1.62	0.00	1.62	1.1100	Alley	10	I	0.00	
6	E	100	10.0	0.50	9.80	0.23	1.13	0.00	1.13	0.6700	Alley	10	I	0.00	
7	F	100	10.0	0.50	9.80	0.26	1.27	0.00	1.27	1.36	0.6700	Alley	10	I	0.00
8	B	100	10.0	0.50	9.80	1.82	8.92	0.00	8.92	22.50	0.8000	Straight	10	I	2.92
9	B	100	10.0	0.50	9.80	1.70	8.33	0.00	8.33	22.50	0.8000	Straight	10	I	2.33
10	G	100	10.0	0.90	9.80	0.33	2.91	0.00	2.91	5.18	3.1100	Low Point	5	IIA	0.00
11	H	100	10.0	0.90	9.80	0.58	5.12	0.00	5.12	5.18	3.1100	Straight	10	II	0.00
12	J	100	10.0	0.90	9.80	0.27	2.38	0.00	2.38	5.52	3.5400	Straight	5	II	0.00

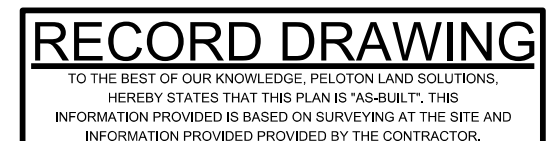


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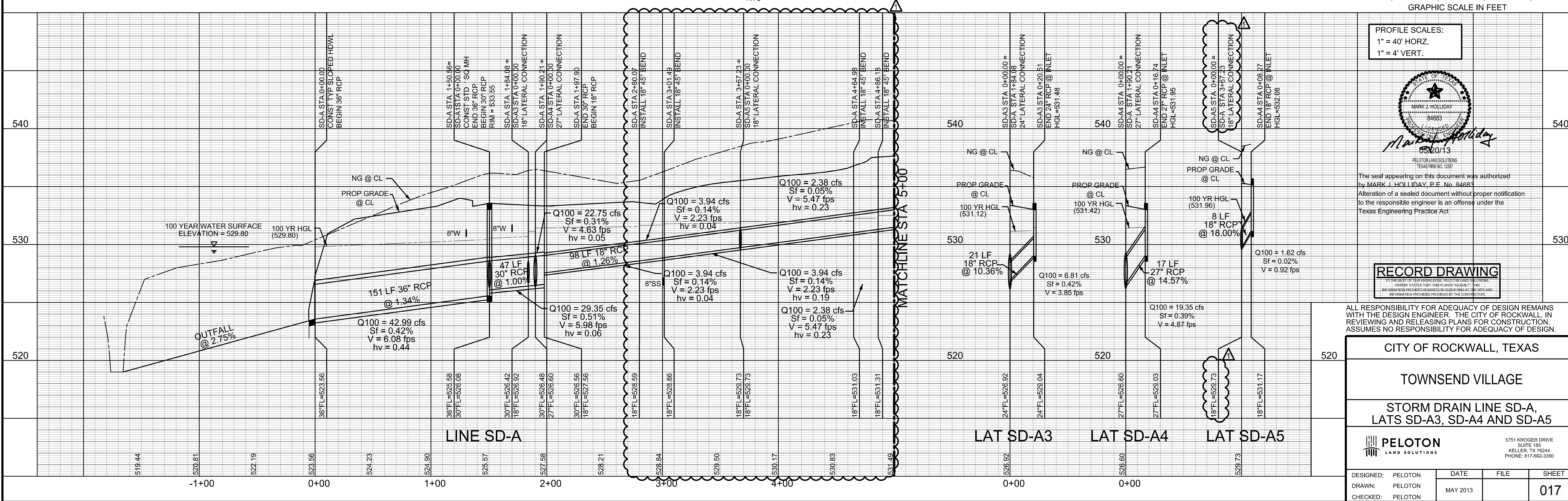
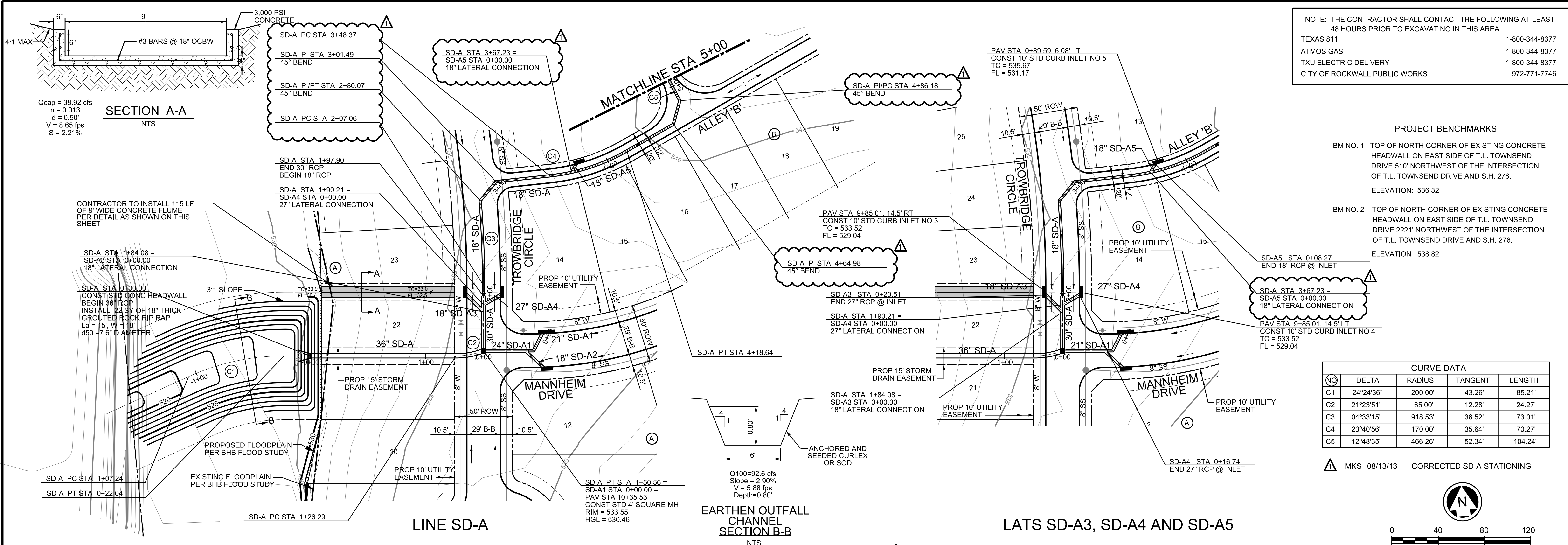
△ MKS 08/13/13 CORRECTED SD-A STATIONING

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 OF DESIGN.

CITY OF ROCKWALL, TEXAS			
TOWNSEND VILLAGE			
HYDRAULIC CALCULATIONS			
PELTON LAND SOLUTIONS		5751 KROGER DRIVE SUITE 185 KELLER, TX 76244 PHONE: 817-562-3350	
DESIGNED: PELTON	DATE	FILE	SHEET
CHECKED: PELTON	MAY 2013		016



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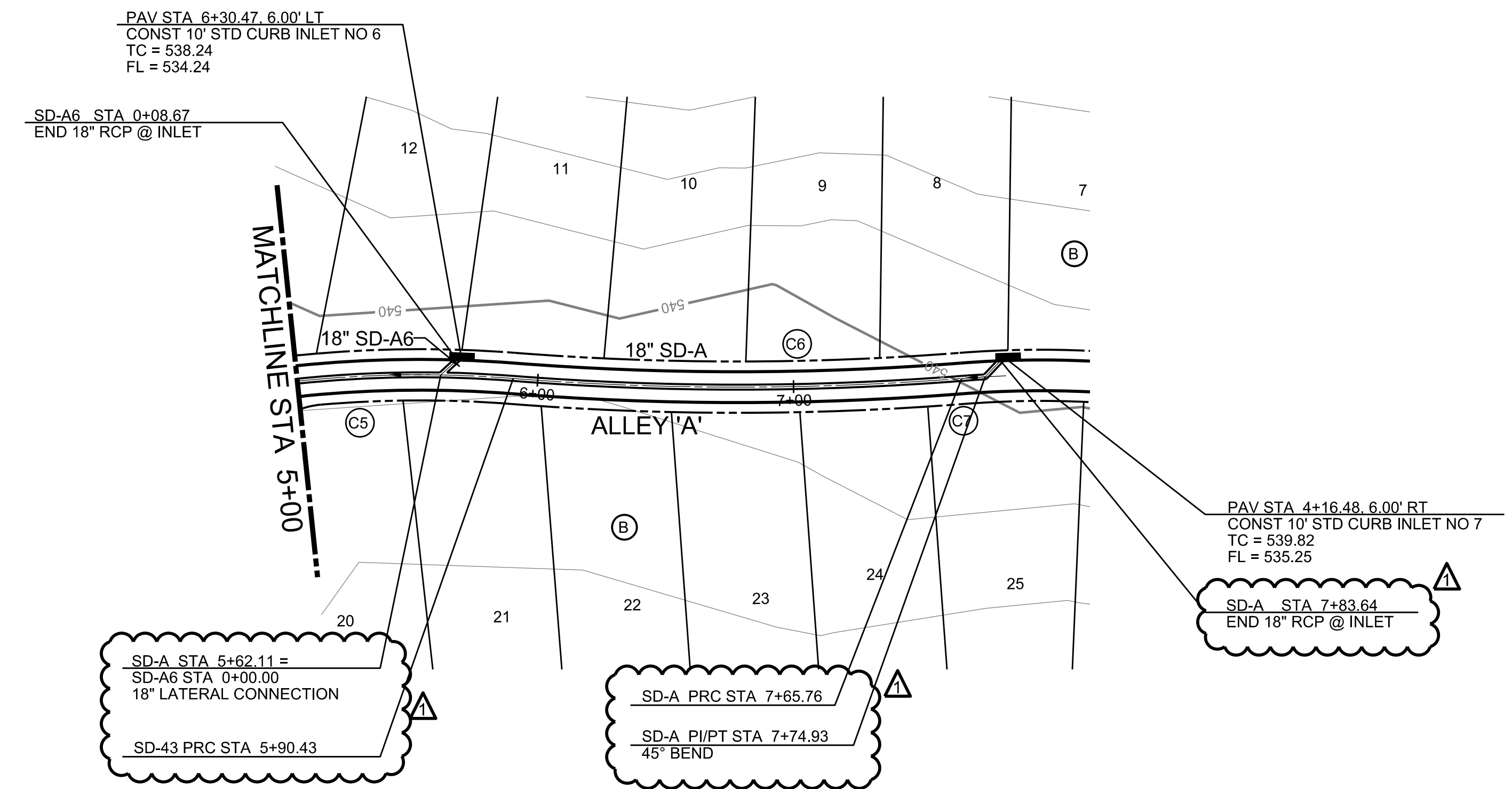
CURVE DATA				
NO	DELTA	RADIUS	TANGENT	LENGTH
C5	12°48'35"	466.26'	52.34'	104.24'
C6	08°55'40"	1125.22'	87.84'	175.33'
C7	02°02'17"	400.00'	7.11'	14.23'

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

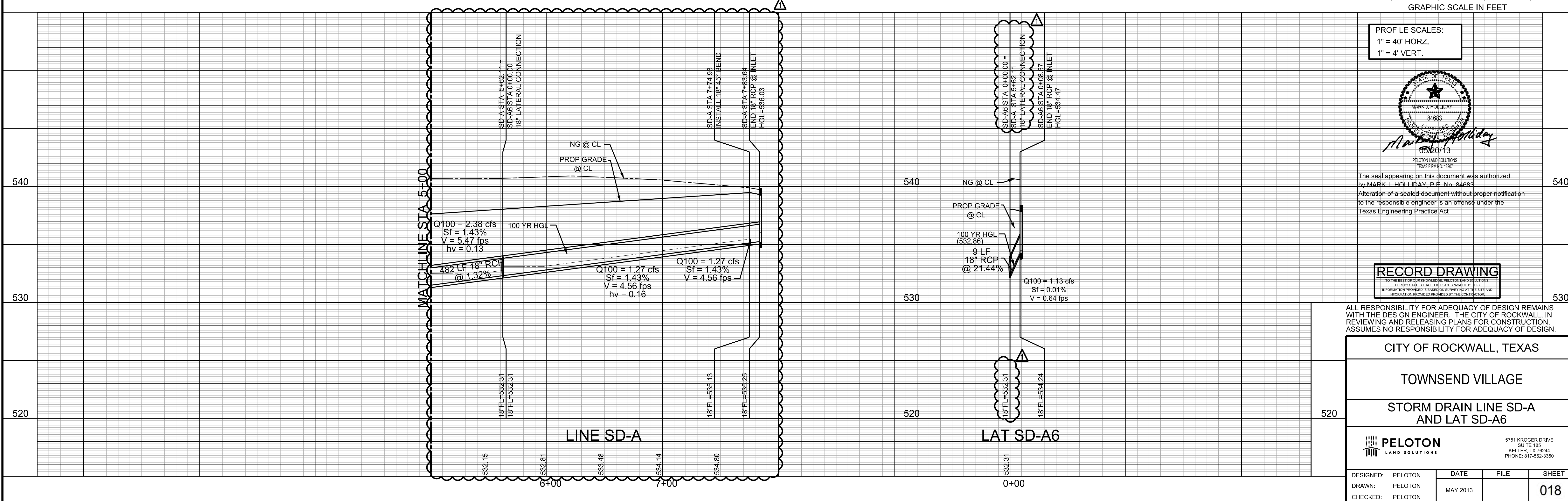
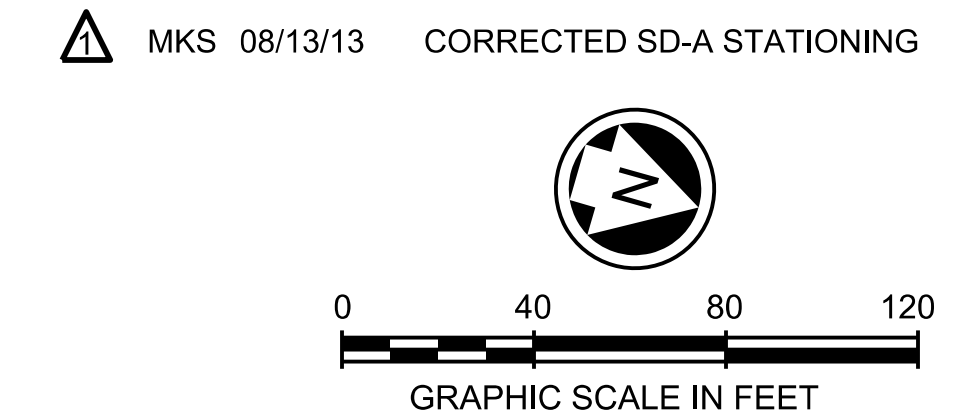
TEXAS 811	1-800-344-8377
ATMOS GAS	1-800-344-8377
TXU ELECTRIC DELIVERY	1-800-344-8377
CITY OF ROCKWALL PUBLIC WORKS	972-771-7746

PROJECT BENCHMARKS

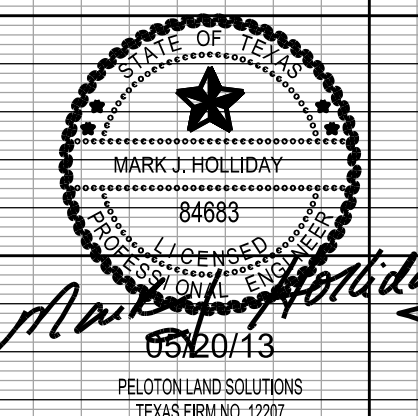
- BM NO. 1 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 510' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276.
ELEVATION: 536.32
- BM NO. 2 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 2221' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276.
ELEVATION: 538.82



LINE SD-A AND LAT SD-A6



PROFILE SCALES:
1" = 40' HORZ.
1" = 4' VERT.



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RECORD DRAWING

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CITY OF ROCKWALL, TEXAS			
TOWNSEND VILLAGE			
STORM DRAIN LINE SD-A AND LAT SD-A6			
		5751 KROGER DRIVE SUITE 185 KELLER, TX 76244 PHONE: 817-562-3350	
DESIGNED: PELOTON	DATE: MAY 2013	FILE:	SHEET: 018
DRAWN: PELOTON			
CHECKED: PELOTON			

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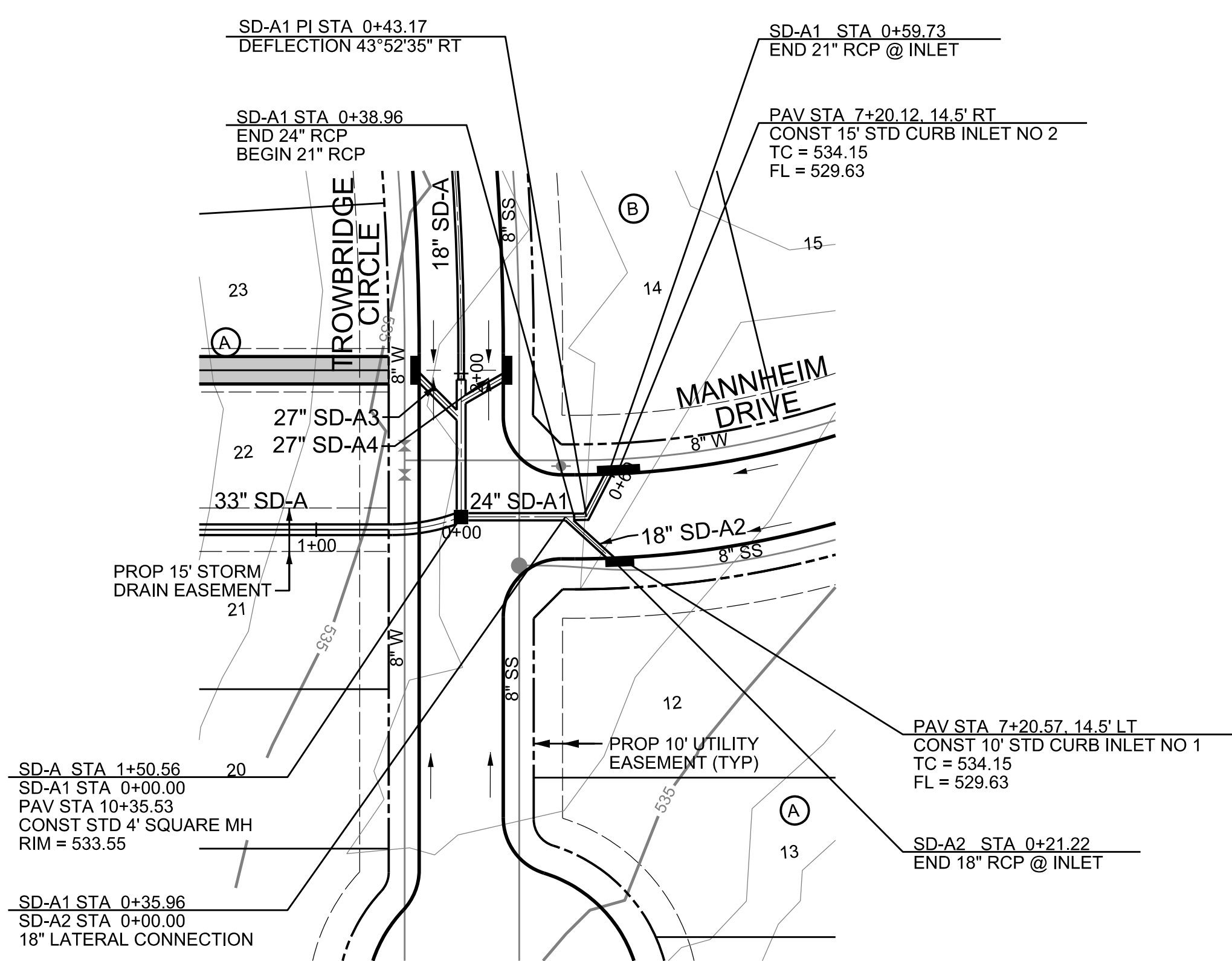
NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	1-800-344-8377
TXU ELECTRIC DELIVERY	1-800-344-8377
CITY OF ROCKWALL PUBLIC WORKS	972-771-7746

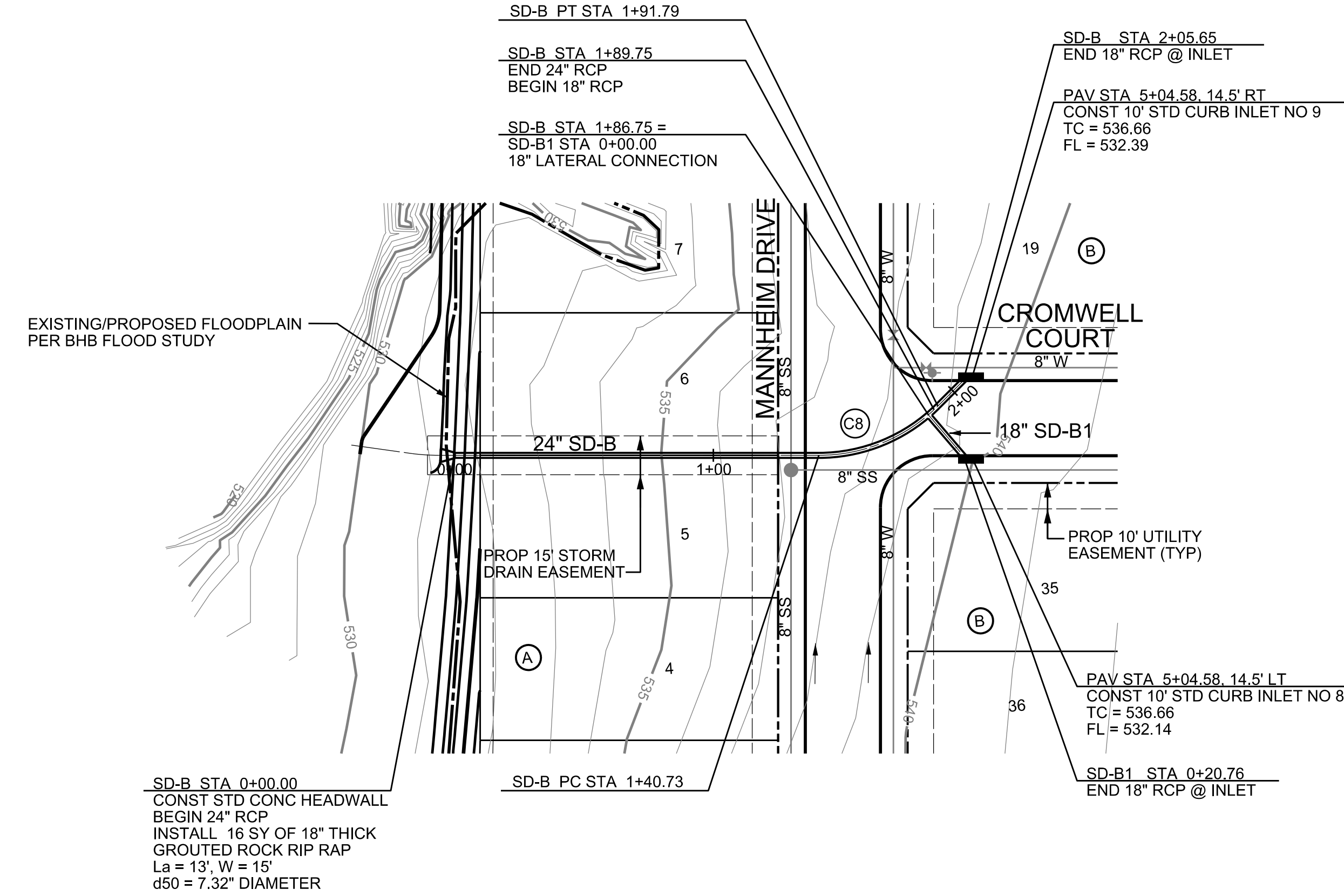
PROJECT BENCHMARKS

- BM NO. 1 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 510' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276.
ELEVATION: 536.32
- BM NO. 2 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 2221' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276.
ELEVATION: 538.82

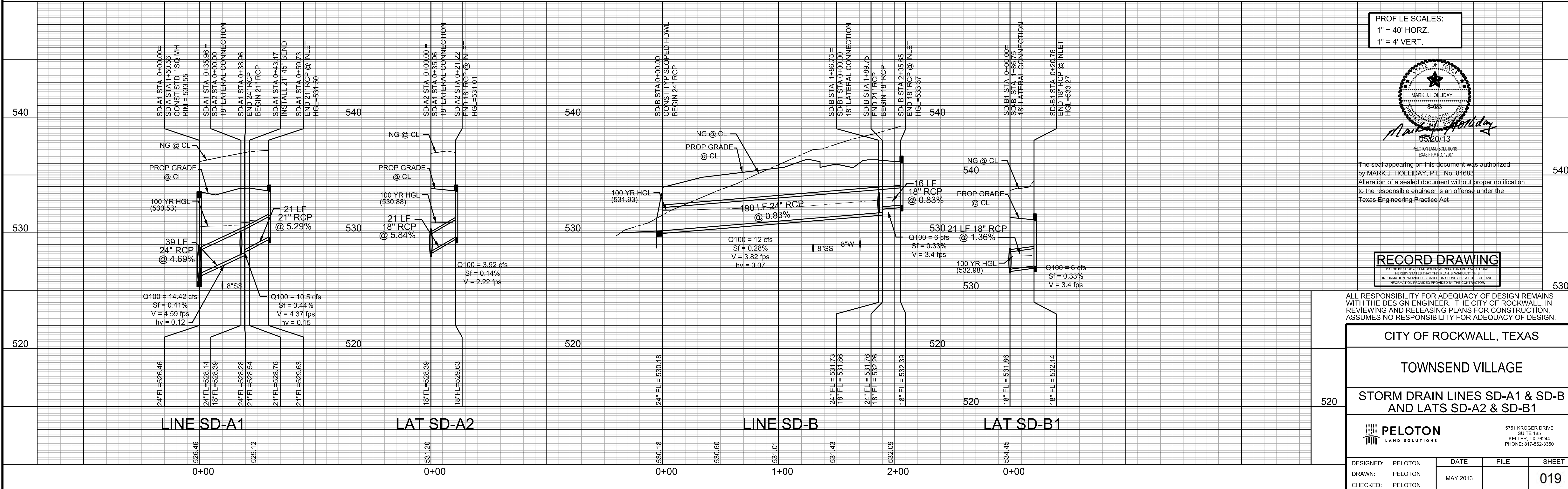
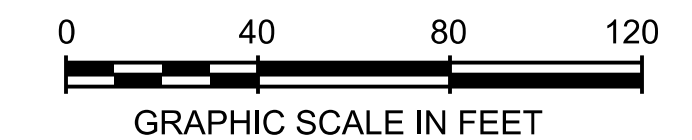
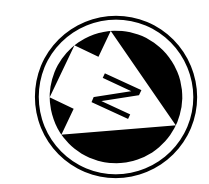
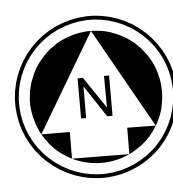
CURVE DATA				
NO	DELTA	RADIUS	TANGENT	LENGTH
C8	45°00'00"	65.00'	26.92'	51.05'



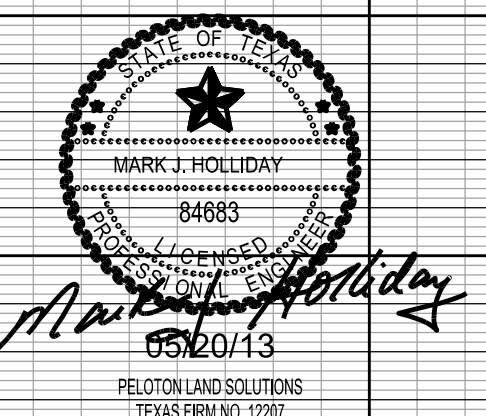
LINE SD-A1 & LAT SD-A2



LINE SD-B & LAT SD-B1



PROFILE SCALES:
1" = 40' HORZ.
1" = 4' VERT.



The seal appearing on this document was authorized by MARK J. HOLLIDAY, P.E. No. 84683. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

RECORD DRAWING

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 OF DESIGN.

CITY OF ROCKWALL, TEXAS

TOWNSEND VILLAGE

STORM DRAIN LINES SD-A1 & SD-B AND LATS SD-A2 & SD-B1

PELTON LAND SOLUTIONS

5751 KROGER DRIVE
SUITE 188
KELLER, TX 76244
PHONE: 817-562-3350

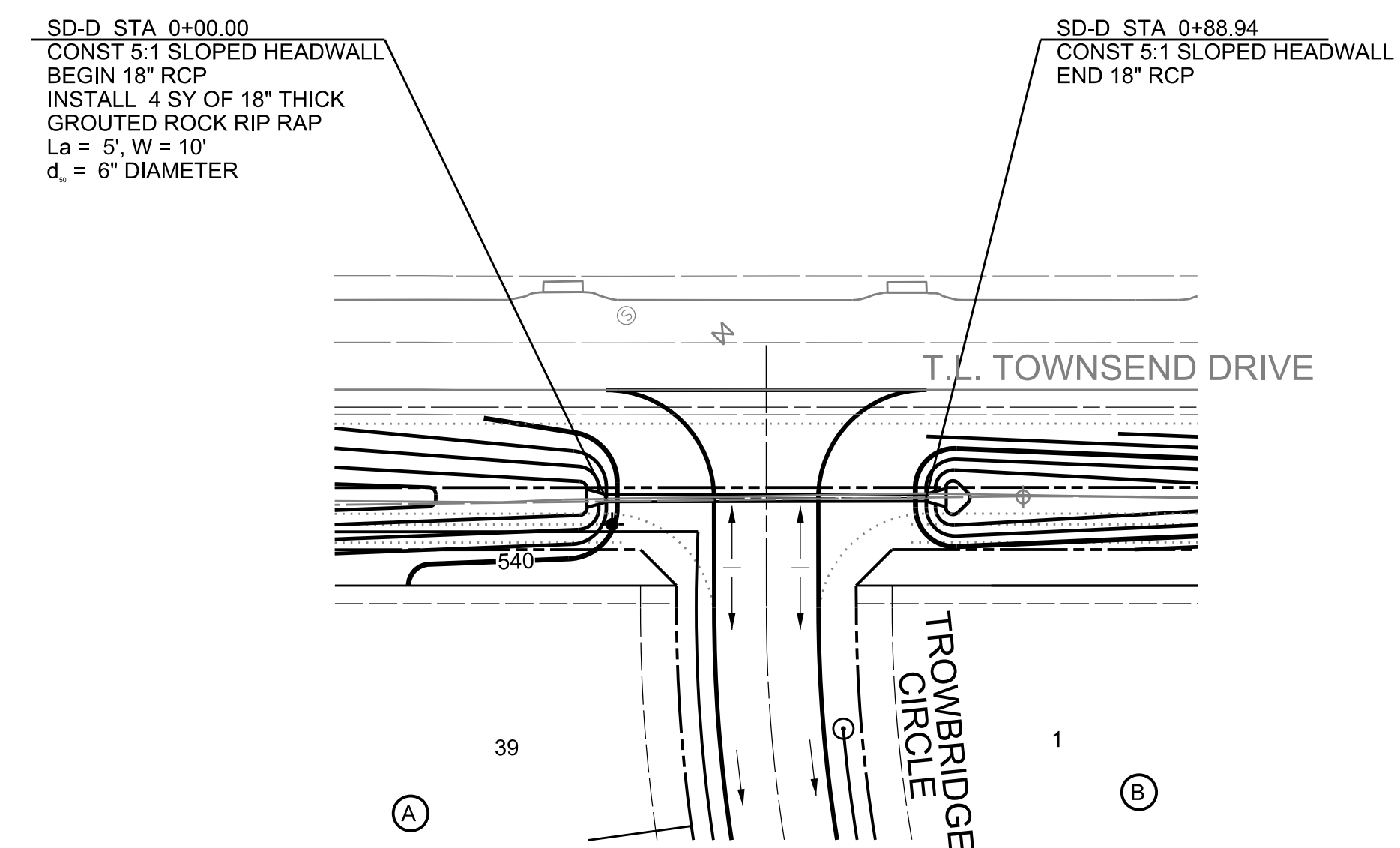
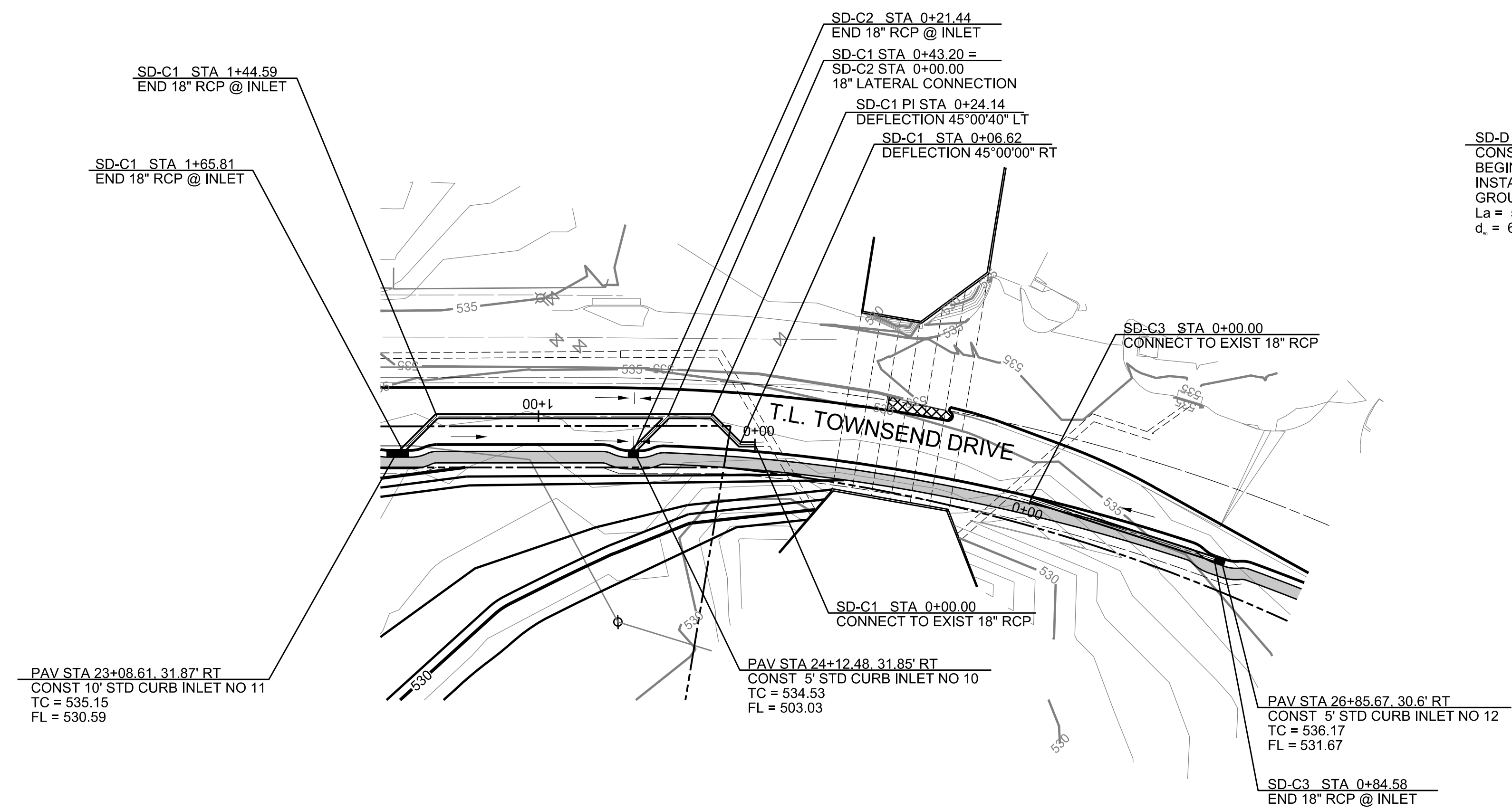
DESIGNED: PELTON	DATE: MAY 2013	FILE:	SHEET: 019
DRAWN: PELTON			
CHECKED: PELTON			

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	1-800-344-8377
TXU ELECTRIC DELIVERY	1-800-344-8377
CITY OF ROCKWALL PUBLIC WORKS	972-771-7746

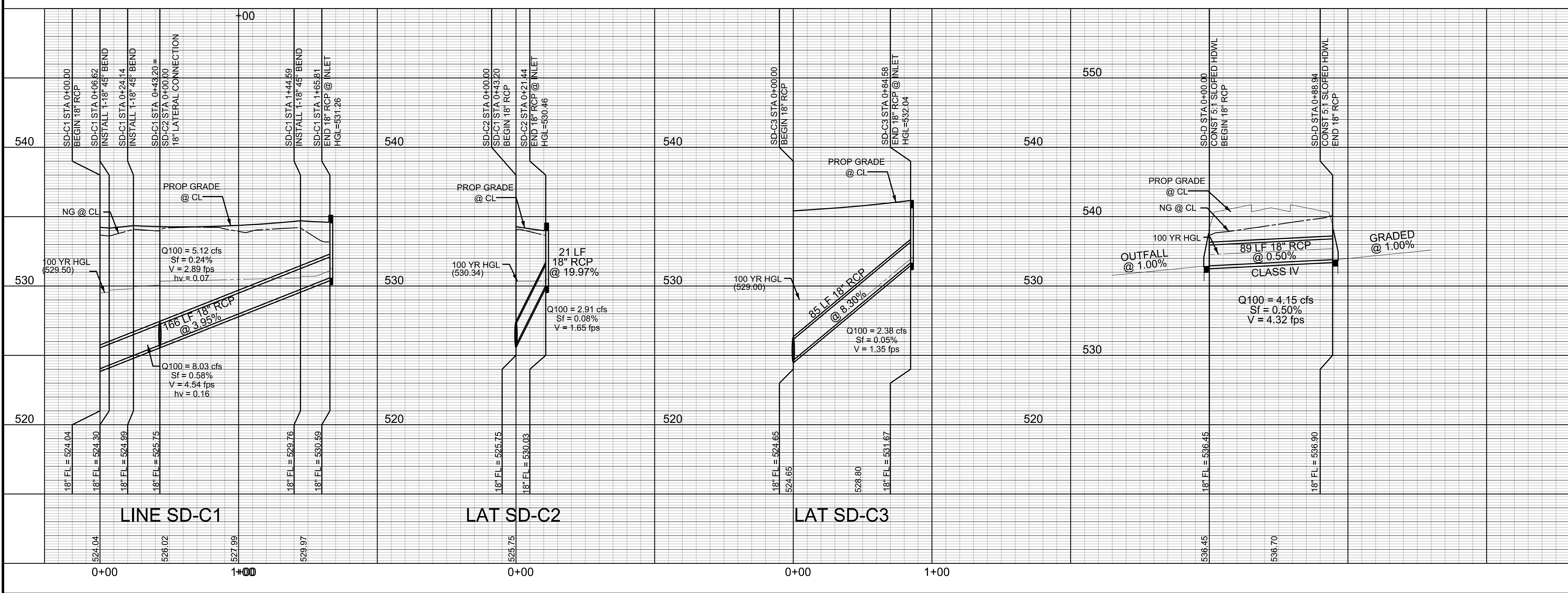
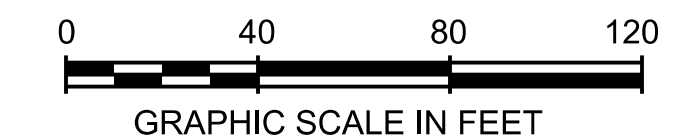
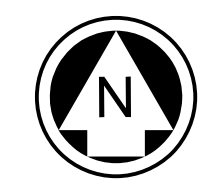
PROJECT BENCHMARKS

- BM NO. 1 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 510' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276. ELEVATION: 536.32
- BM NO. 2 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 2221' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276. ELEVATION: 538.82

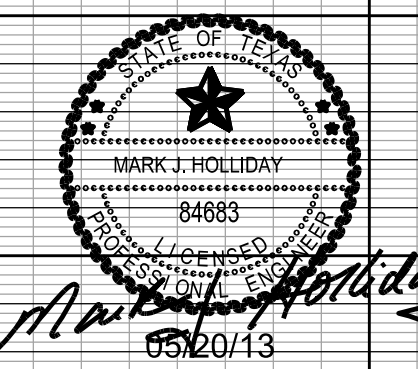


LINE SD-C1, SD-C2, & SD-C3

LINE SD-D



PROFILE SCALES:
1" = 40' HORZ.
1" = 4' VERT.



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RECORD DRAWING

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CITY OF ROCKWALL, TEXAS			
TOWNSEND VILLAGE			
STORM DRAIN LINES SD-C1, SD-C2, SD-C3 AND SD-D			
PELTON LAND SOLUTIONS		5751 KROGER DRIVE SUITE 188 KELLER, TX 76244 PHONE: 817-562-3350	
DESIGNED: PELTON	DATE: MAY 2013	FILE:	SHEET: 020
DRAWN: PELTON			
CHECKED: PELTON			

C:\JOB\GEN\2010_Rockwall_41_Aerov\GEN\2010_04.dwg

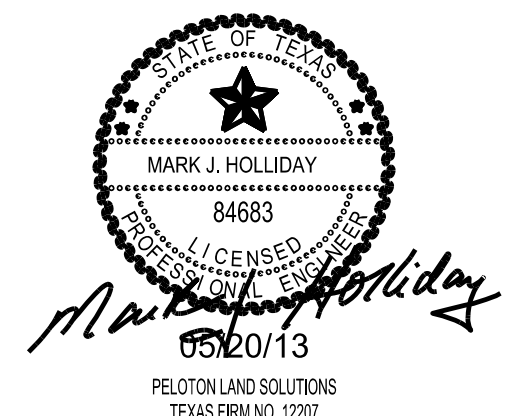
CURVE DATA				
NO	DELTA	RADIUS	TANGENT	LENGTH
C1	19°48'22"	938.53'	163.85'	324.43'
C2	11°47'01"	579.64'	59.82'	119.21'
C3	45°13'28"	397.97'	165.76'	314.13'
C4	5°04'46"	200.00'	8.87'	17.73'
C5	13°47'18"	200.00'	24.18'	48.13'
C6	21°05'12"	340.00'	63.28'	125.13'
C7	13°24'34"	520.00'	61.13'	121.70'
C8	5°01'23"	1500.52'	65.82'	131.55'
C9	31°03'24"	230.00'	63.91'	124.67'

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

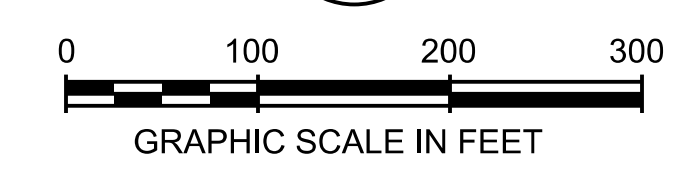
TEXAS 811	1-800-344-8377
ATMOS GAS	1-800-344-8377
TXU ELECTRIC DELIVERY	1-800-344-8377
CITY OF ROCKWALL PUBLIC WORKS	972-771-7746

LEGEND

PROPOSED SANITARY SEWER LINE	—●—
PROPOSED SANITARY SEWER MANHOLE	—○—
PROPOSED SANITARY SEWER CLEANOUT	—○—
EXISTING SANITARY SEWER LINE	— — —
EXISTING SANITARY SEWER MANHOLE	—○—
PROPOSED WATER LINE	— — —
PROPOSED GATE VALVE	—+—
PROPOSED FIRE HYDRANT ASSY	—+—
EXISTING WATER LINE	— — —
EXISTING GATE VALVE	—+—
EXISTING FIRE HYDRANT	—+—
SERVICES THAT SHALL BE SDR-26 PVC	*
SERVICES FOR FUTURE LOTS	*



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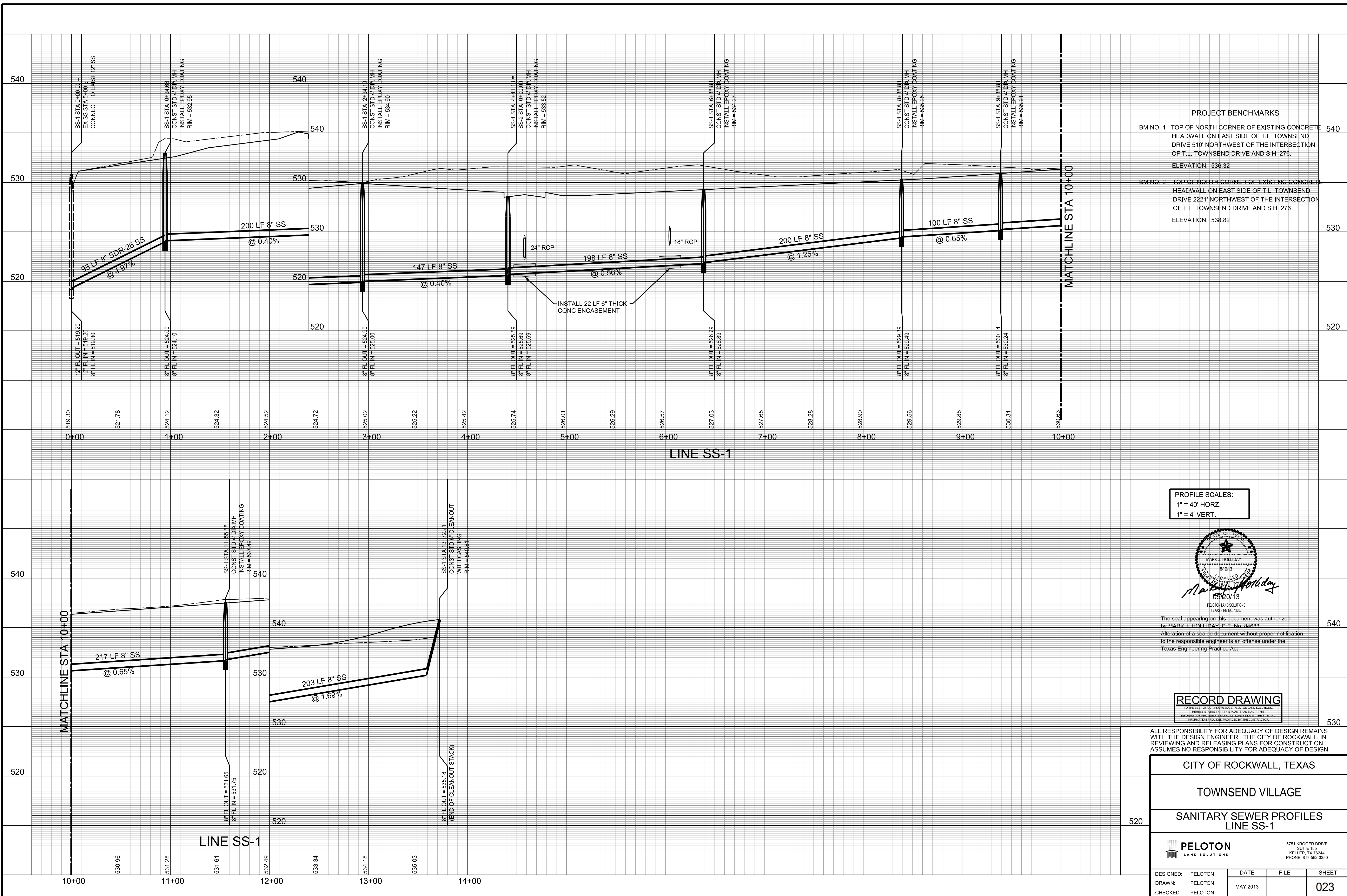


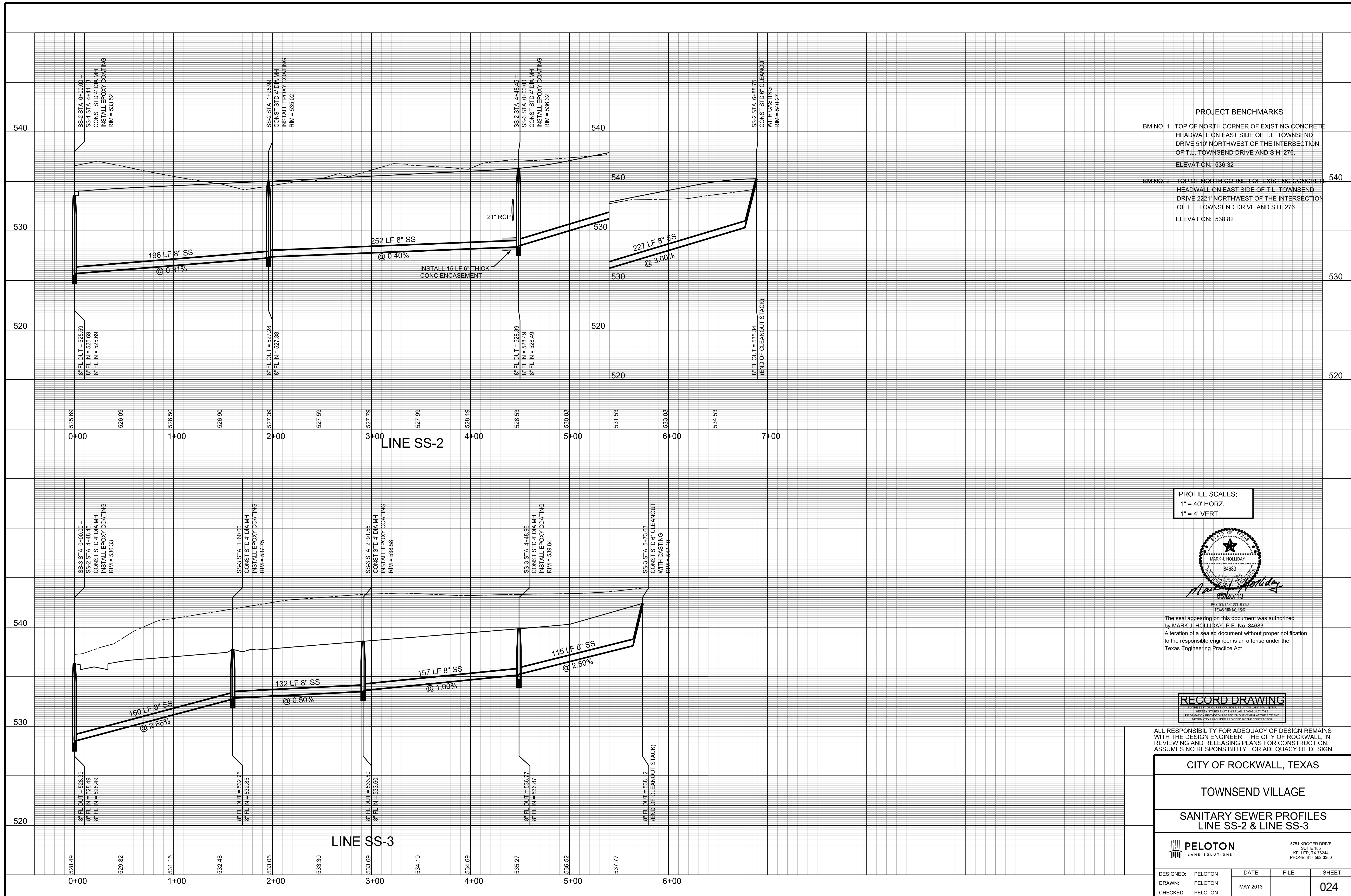
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF DESIGN.

CITY OF ROCKWALL, TEXAS			
TOWNSEND VILLAGE			
SANITARY SEWER PLAN			
		5751 KROGER DRIVE SUITE 185 KELLER, TX 76244 PHONE: 817-562-3350	
DESIGNED: PELOTON	DATE	FILE	SHEET
DRAWN: PELOTON	MAY 2013		022
CHECKED: PELOTON			

RECORD DRAWING
TO THE BEST OF OUR KNOWLEDGE, PELOTON LAND SOLUTIONS HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

C:\JOB\GEN\2010_Rockwall_41_Acres\GEN\2010_022.dwg

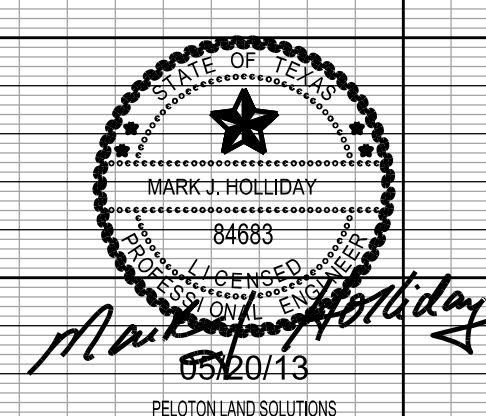




PROJECT BENCHMARKS

BM NO. 1	TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 510' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276. ELEVATION: 536.32
BM NO. 2	TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 2221' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276. ELEVATION: 538.82

PROFILE SCALES:
 1" = 40' HORZ.
 1" = 4' VERT.



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RECORD DRAWING

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 OF DESIGN.

CITY OF ROCKWALL, TEXAS			
TOWNSEND VILLAGE			
SANITARY SEWER PROFILES LINE SS-2 & LINE SS-3			
		5751 KROGER DRIVE SUITE 185 KELLER, TX 76244 PHONE: 817-562-3350	
DESIGNED: PELOTON	DATE: MAY 2013	FILE:	SHEET: 024
DRAWN: PELOTON			
CHECKED: PELOTON			

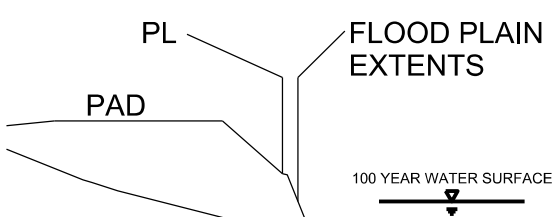
C:\JOB\GEN\2010_Rockwall_41_Aerobic\GEN\2010_SS2-04

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

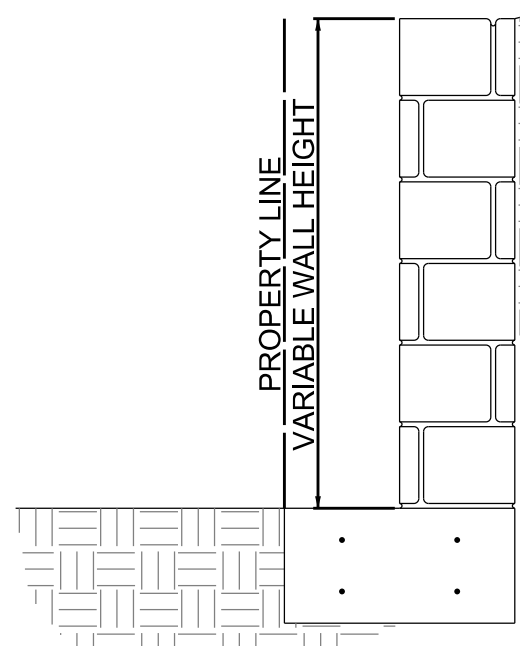
TEXAS 811	1-800-344-8377
ATMOS GAS	1-800-344-8377
TXU ELECTRIC DELIVERY	1-800-344-8377
CITY OF ROCKWALL PUBLIC WORKS	972-771-7746

NOTE:
WALL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND LOCATION PURPOSES ONLY. ACTUAL RETAINING WALL AND SLOPE STABILITY DESIGN BY OTHERS. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
ALL WALLS TO BE COMPLETELY INSIDE ONE LOT.

FLOODPLAIN CROSS SECTION
NTS

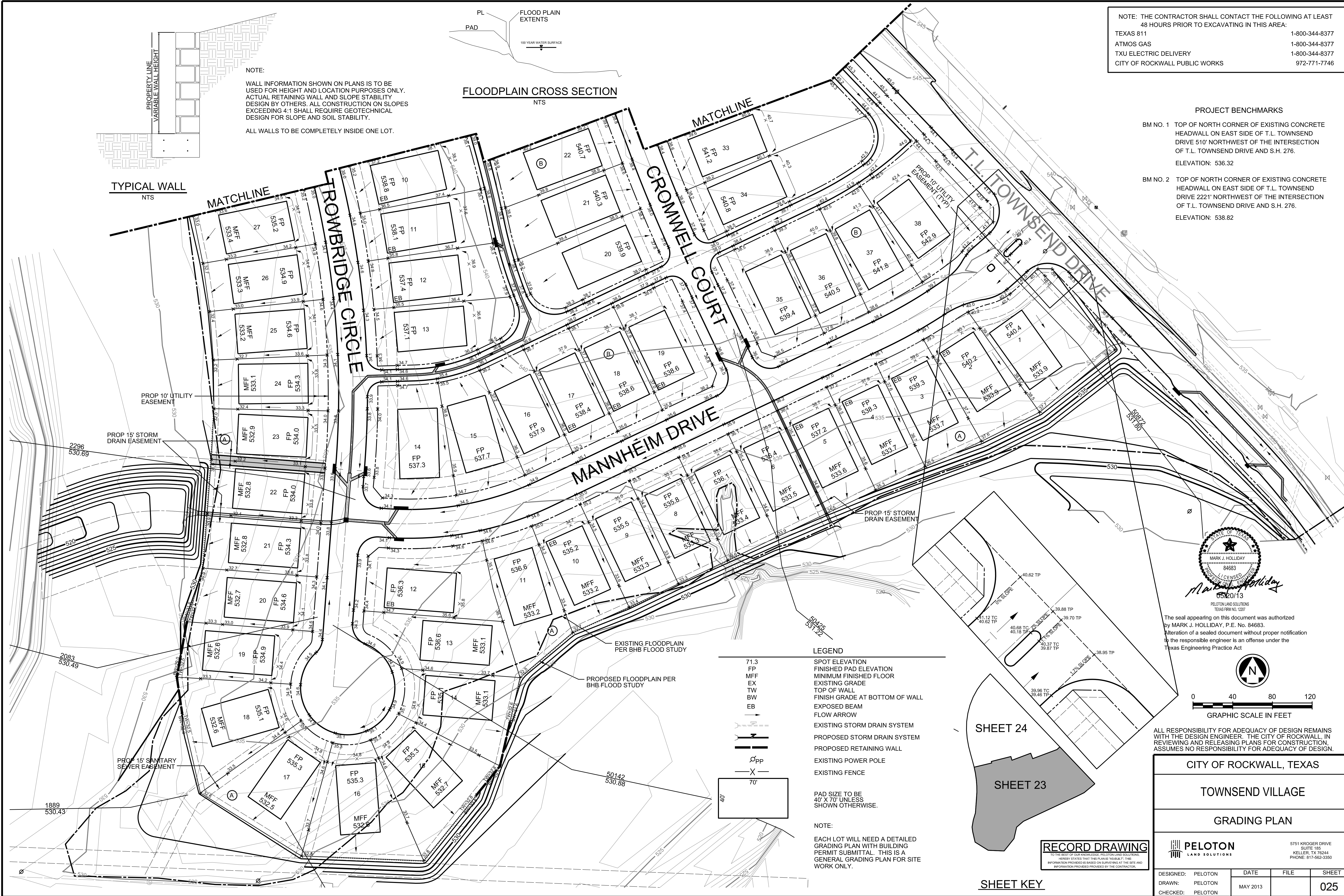


TYPICAL WALL
NTS

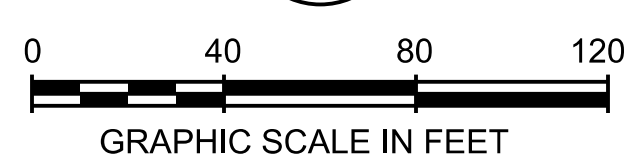


PROJECT BENCHMARKS

- BM NO. 1 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 510' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276. ELEVATION: 536.32
- BM NO. 2 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 221' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276. ELEVATION: 538.82



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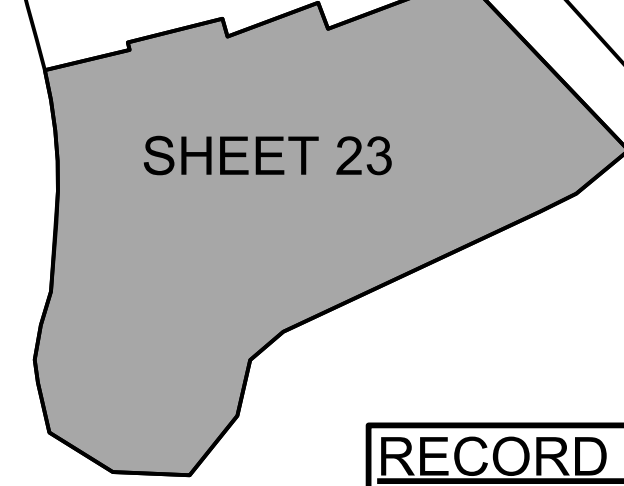


ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF DESIGN.

- LEGEND**
- 71.3 SPOT ELEVATION
 - FP FINISHED PAD ELEVATION
 - MFF MINIMUM FINISHED FLOOR
 - EX EXISTING GRADE
 - TW TOP OF WALL
 - BW FINISH GRADE AT BOTTOM OF WALL
 - EB EXPOSED BEAM
 - FLOW ARROW
 - EXISTING STORM DRAIN SYSTEM
 - - - PROPOSED STORM DRAIN SYSTEM
 - ▬ PROPOSED RETAINING WALL
 - ⊙pp EXISTING POWER POLE
 - X- EXISTING FENCE

NOTE:
PAD SIZE TO BE 40' X 70' UNLESS SHOWN OTHERWISE.
EACH LOT WILL NEED A DETAILED GRADING PLAN WITH BUILDING PERMIT SUBMITTAL. THIS IS A GENERAL GRADING PLAN FOR SITE WORK ONLY.

SHEET 24



SHEET KEY

RECORD DRAWING

CITY OF ROCKWALL, TEXAS			
TOWNSEND VILLAGE			
GRADING PLAN			
DESIGNED: PELOTON		DATE: MAY 2013	FILE: 025
DRAWN: PELOTON		FILE: 025	SHEET: 025
CHECKED: PELOTON		DATE: MAY 2013	SHEET: 025

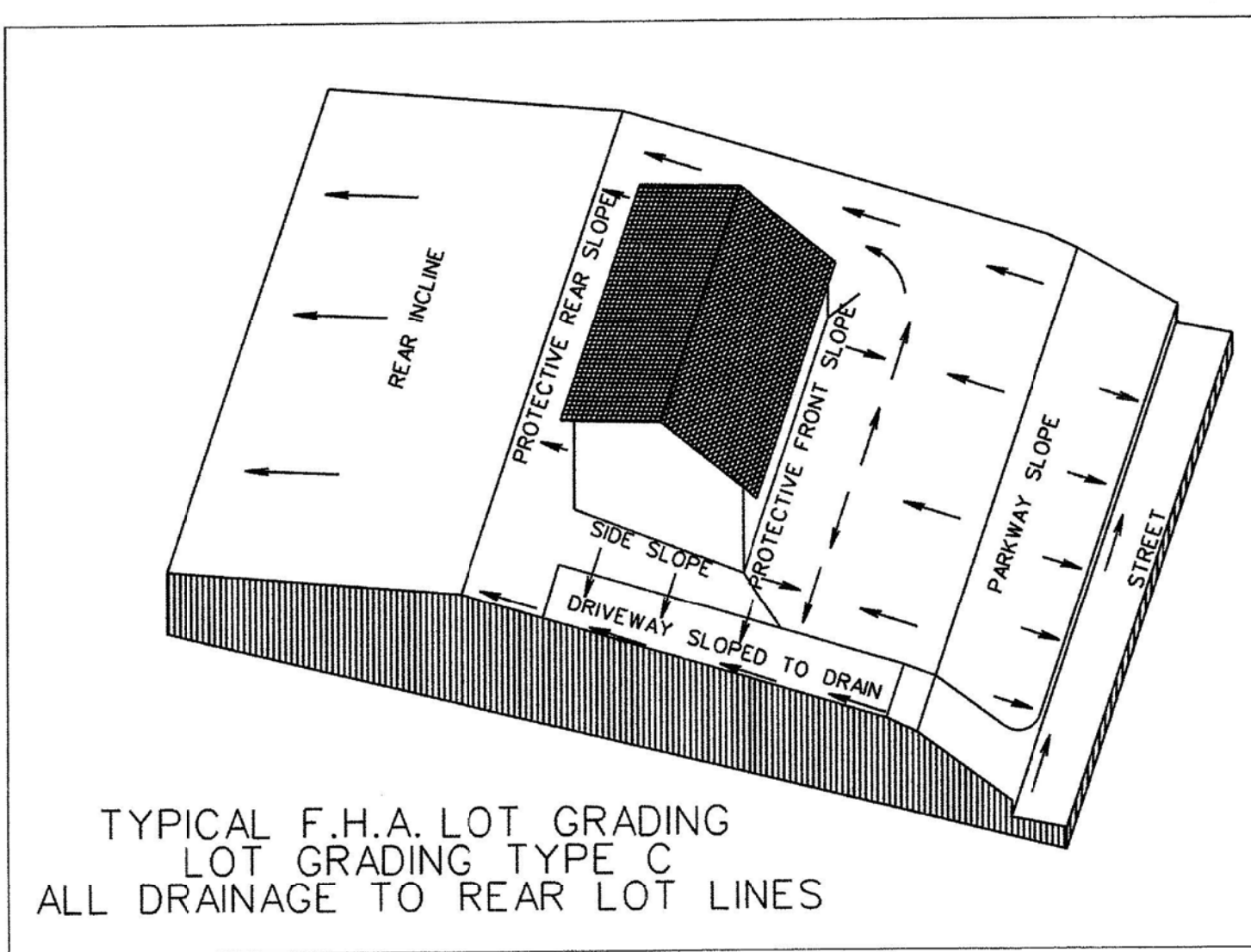
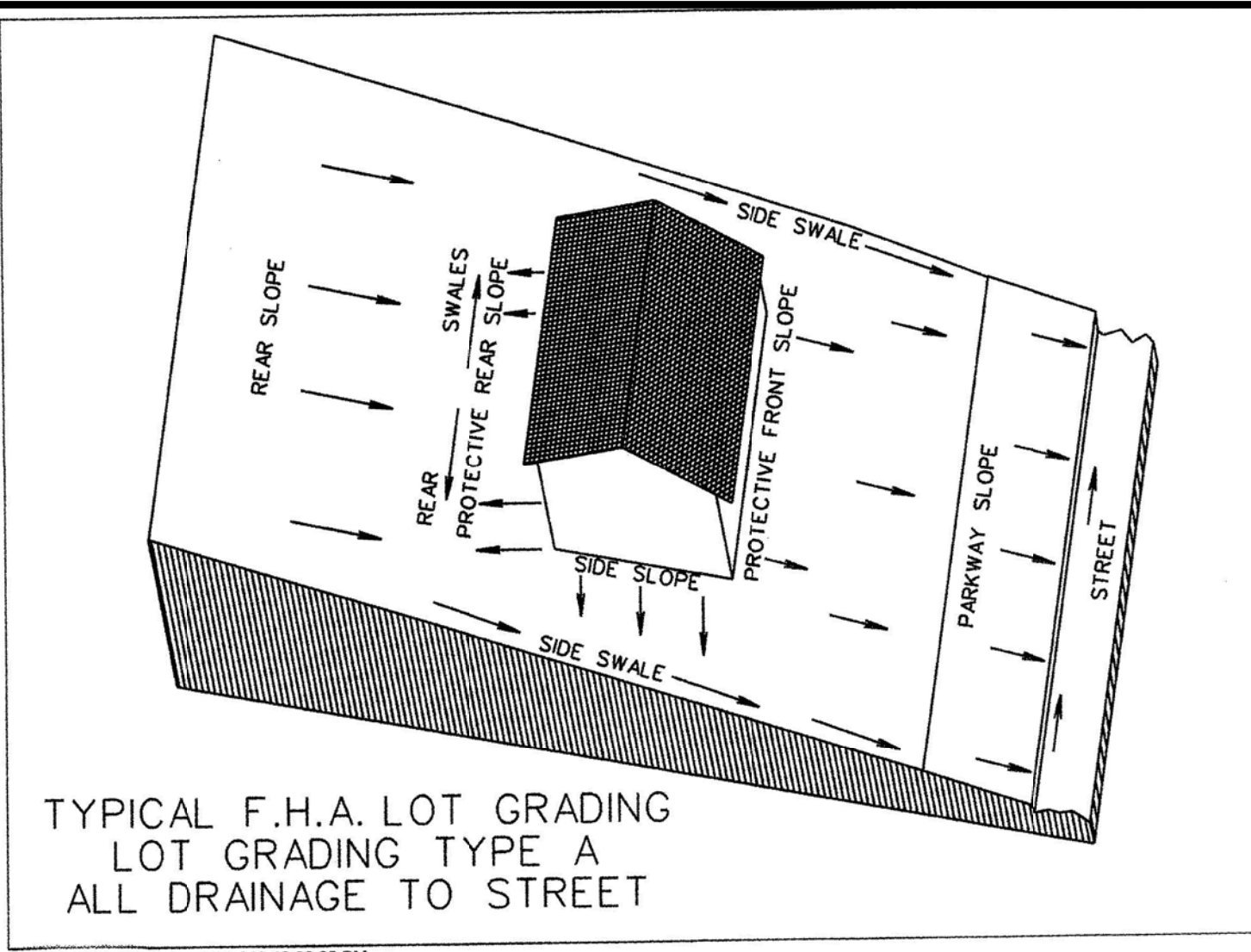
PELOTON LAND SOLUTIONS
5751 KROGER DRIVE, SUITE 185, KELLER, TX 76244, PHONE: 817-562-3350

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	1-800-344-8377
TXU ELECTRIC DELIVERY	1-800-344-8377
CITY OF ROCKWALL PUBLIC WORKS	972-771-7746

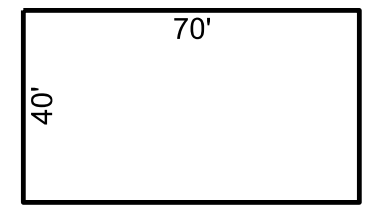
PROJECT BENCHMARKS

- BM NO. 1 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 510' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276.
ELEVATION: 536.32
- BM NO. 2 TOP OF NORTH CORNER OF EXISTING CONCRETE HEADWALL ON EAST SIDE OF T.L. TOWNSEND DRIVE 2221' NORTHWEST OF THE INTERSECTION OF T.L. TOWNSEND DRIVE AND S.H. 276.
ELEVATION: 538.82



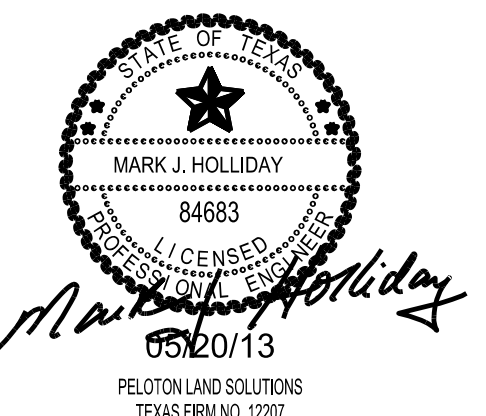
LEGEND

- | | |
|------|--------------------------------|
| 71.3 | SPOT ELEVATION |
| FP | FINISHED PAD ELEVATION |
| MFF | MINIMUM FINISHED FLOOR |
| EX | EXISTING GRADE |
| TW | TOP OF WALL |
| BW | FINISH GRADE AT BOTTOM OF WALL |
| EB | EXPOSED BEAM |
| → | FLOW ARROW |
| | EXISTING STORM DRAIN SYSTEM |
| | PROPOSED STORM DRAIN SYSTEM |
| | PROPOSED RETAINING WALL |
| | EXISTING POWER POLE |
| | EXISTING FENCE |

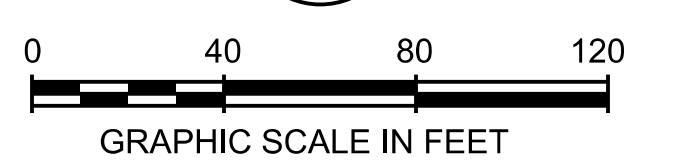


PAD SIZE TO BE 40' X 70' UNLESS SHOWN OTHERWISE.

NOTE:
EACH LOT WILL NEED A DETAILED GRADING PLAN WITH BUILDING PERMIT SUBMITTAL. THIS IS A GENERAL GRADING PLAN FOR SITE WORK ONLY.



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CITY OF ROCKWALL, TEXAS

TOWNSEND VILLAGE

GRADING PLAN

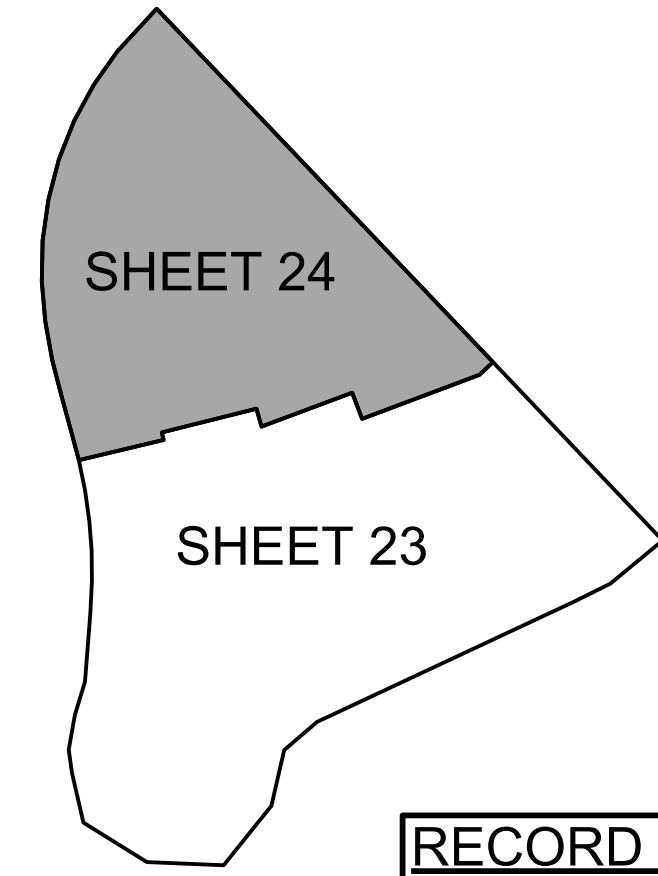
PELTON LAND SOLUTIONS

5751 KROGER DRIVE
SUITE 188
KELLER, TX 76244
PHONE: 817-562-3350

DESIGNED:	PELTON	DATE:	FILE:	SHEET:
DRAWN:	PELTON	MAY 2013		026
CHECKED:	PELTON			

RECORD DRAWING

SHEET KEY



NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

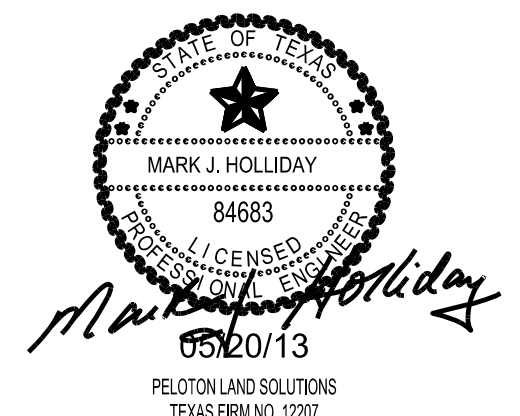
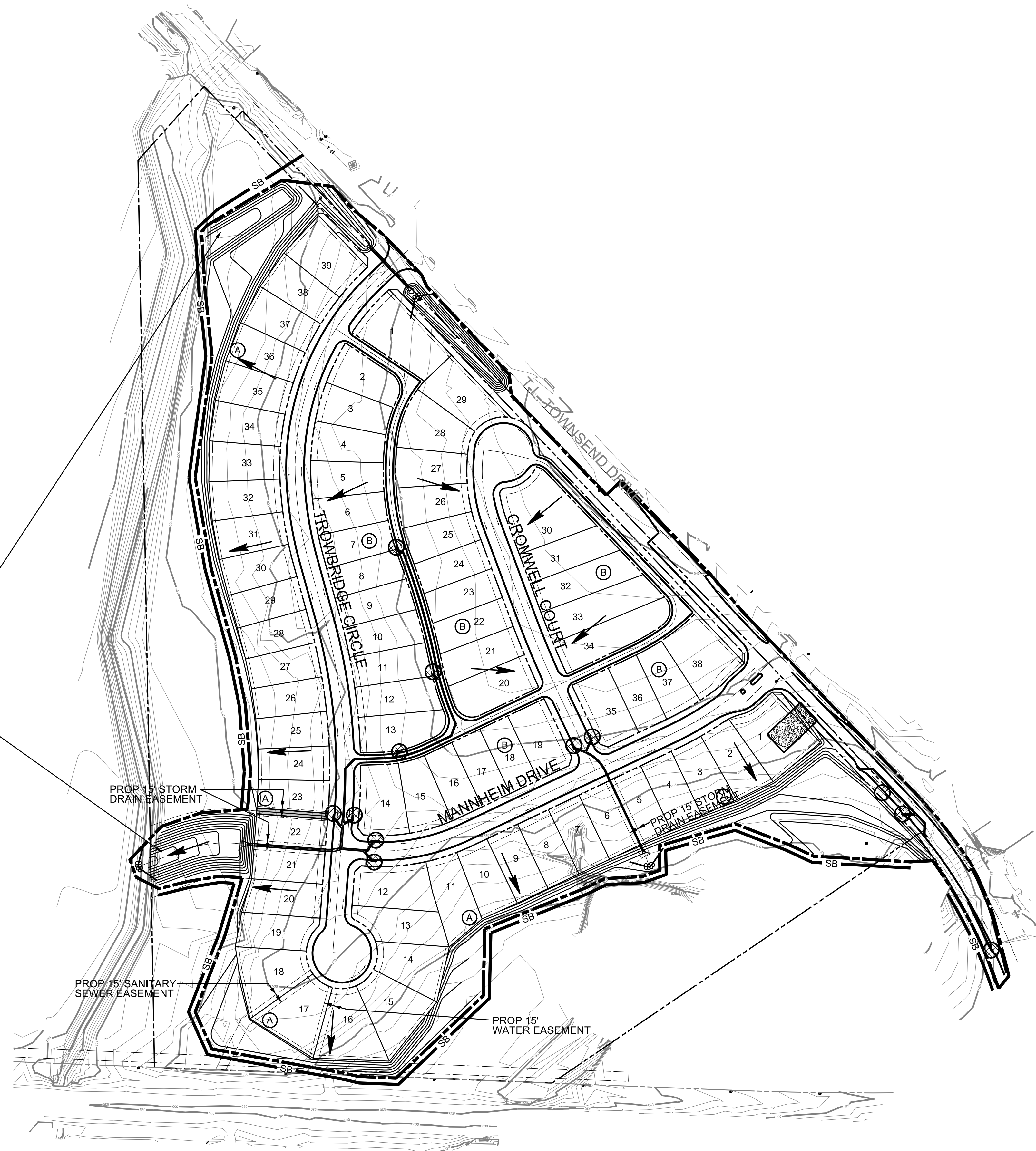
TEXAS 811	1-800-344-8377
ATMOS GAS	1-800-344-8377
TXU ELECTRIC DELIVERY	1-800-344-8377
CITY OF ROCKWALL PUBLIC WORKS	972-771-7746

LEGEND

- SEDIMENT BARRIER
- SEDIMENT TRAP
- CONSTRUCTION ENTRANCE / EXIT
- GRADING LIMITS & LIMITS OF THIS CONTRACT
- INLET PROTECTION
- CHECK DAM
- SURFACE FLOW ARROW
- EROSION CONTROL BLANKET (BLANKET TO BE HEAVY DUTY CURLEX TYPE III WITH TWO LAYERS OF HEAVY DUTY NETTING WITH WOOD FIBER, OR APPROVED EQUAL.)

NOTE:
 EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR.
 CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.
 ALL AREAS WITHIN RIGHT-OF-WAY TO BE SODDED.

SIDES/BOTTOM TO BE STABILIZED BY ANCHORED SEEDDED CURLEX



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CITY OF ROCKWALL, TEXAS			
TOWNSEND VILLAGE			
EROSION CONTROL PLAN			
PELOTON LAND SOLUTIONS		5751 KROGER DRIVE SUITE 185 KELLER, TX 76244 PHONE: 817-562-3350	
DESIGNED: PELOTON	DATE: MAY 2013	FILE:	SHEET: 027
DRAWN: PELOTON			
CHECKED: PELOTON			


RECORD DRAWING
TO THE BEST OF OUR KNOWLEDGE, PELOTON LAND SOLUTIONS HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

C:\JOB\GEN\12010_Rockwall_41_Acres\GEN\12010_027.dwg

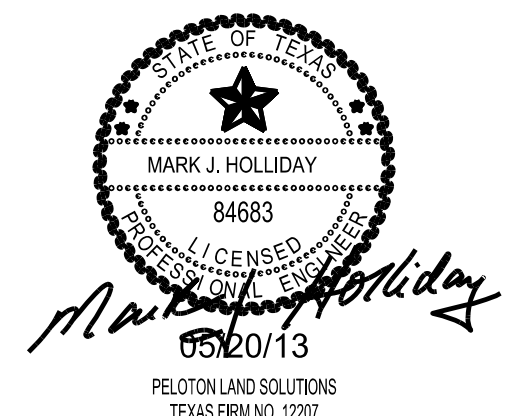
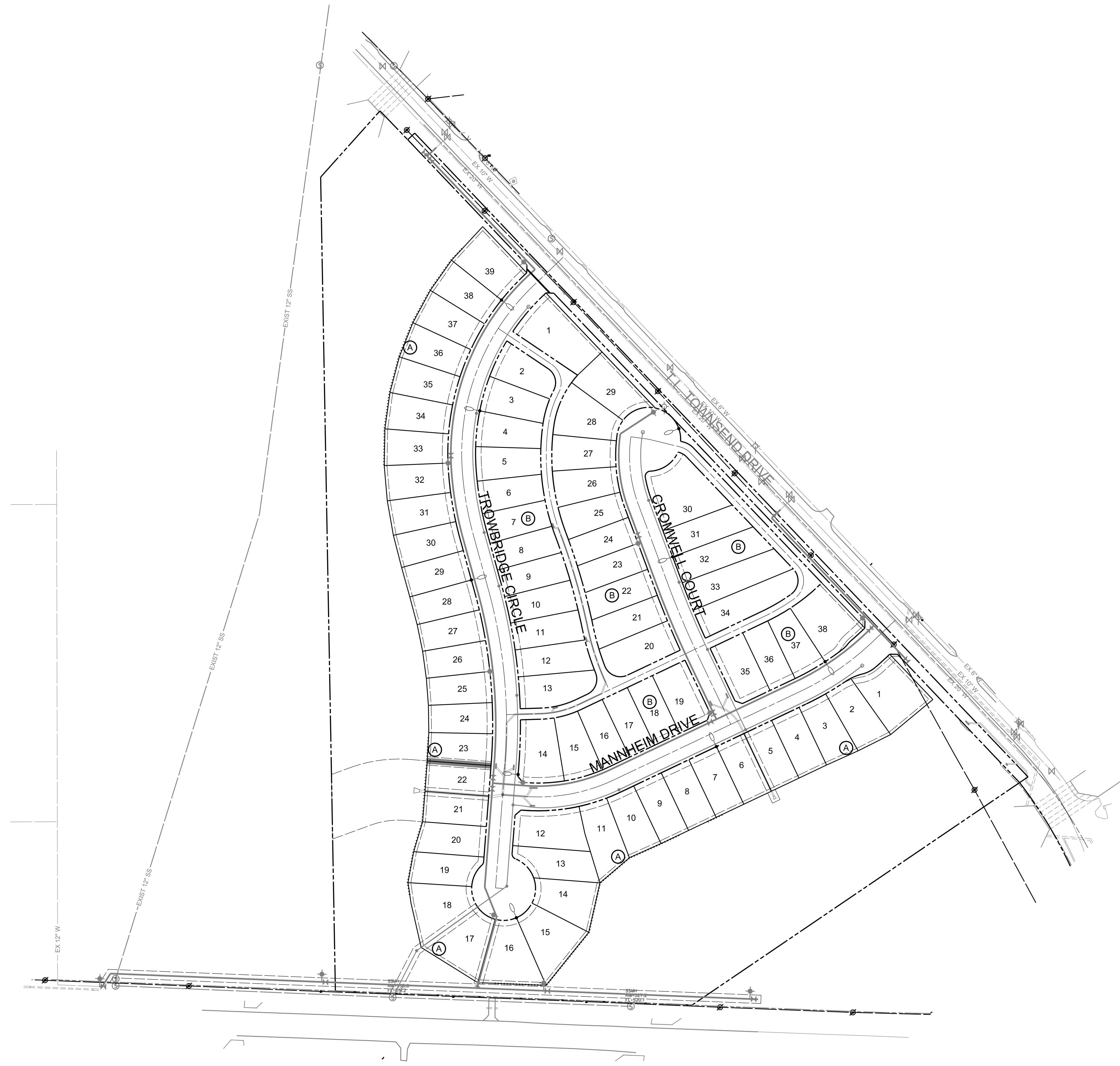
NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	1-800-344-8377
TXU ELECTRIC DELIVERY	1-800-344-8377
CITY OF ROCKWALL PUBLIC WORKS	972-771-7746

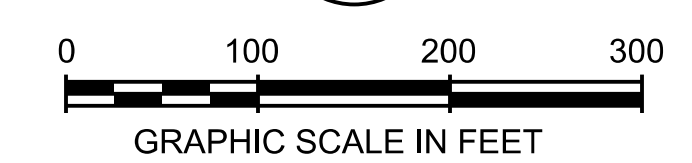
LEGEND

PROPOSED STREET LIGHT 


PROPOSED STREET LIGHTS SHALL BE THE EQUIVALENT OF 175-WATT MERCURY VAPOR FIXTURES AND SHALL NOT BE AT INTERVALS GREATER THAN 400 FEET



The seal appearing on this document was authorized by MARK J. HOLLIDAY, P.E. No. 84683. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act



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 OF DESIGN.

CITY OF ROCKWALL, TEXAS			
TOWNSEND VILLAGE			
STREET LIGHTING PLAN			
 PELTON LAND SOLUTIONS		5751 KROGER DRIVE SUITE 185 KELLER, TX 76244 PHONE: 817-562-3350	
DESIGNED: PELOTON	DATE	FILE	SHEET
DRAWN: PELOTON	MAY 2013		028
CHECKED: PELOTON			

RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, PELTON LAND SOLUTIONS HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

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