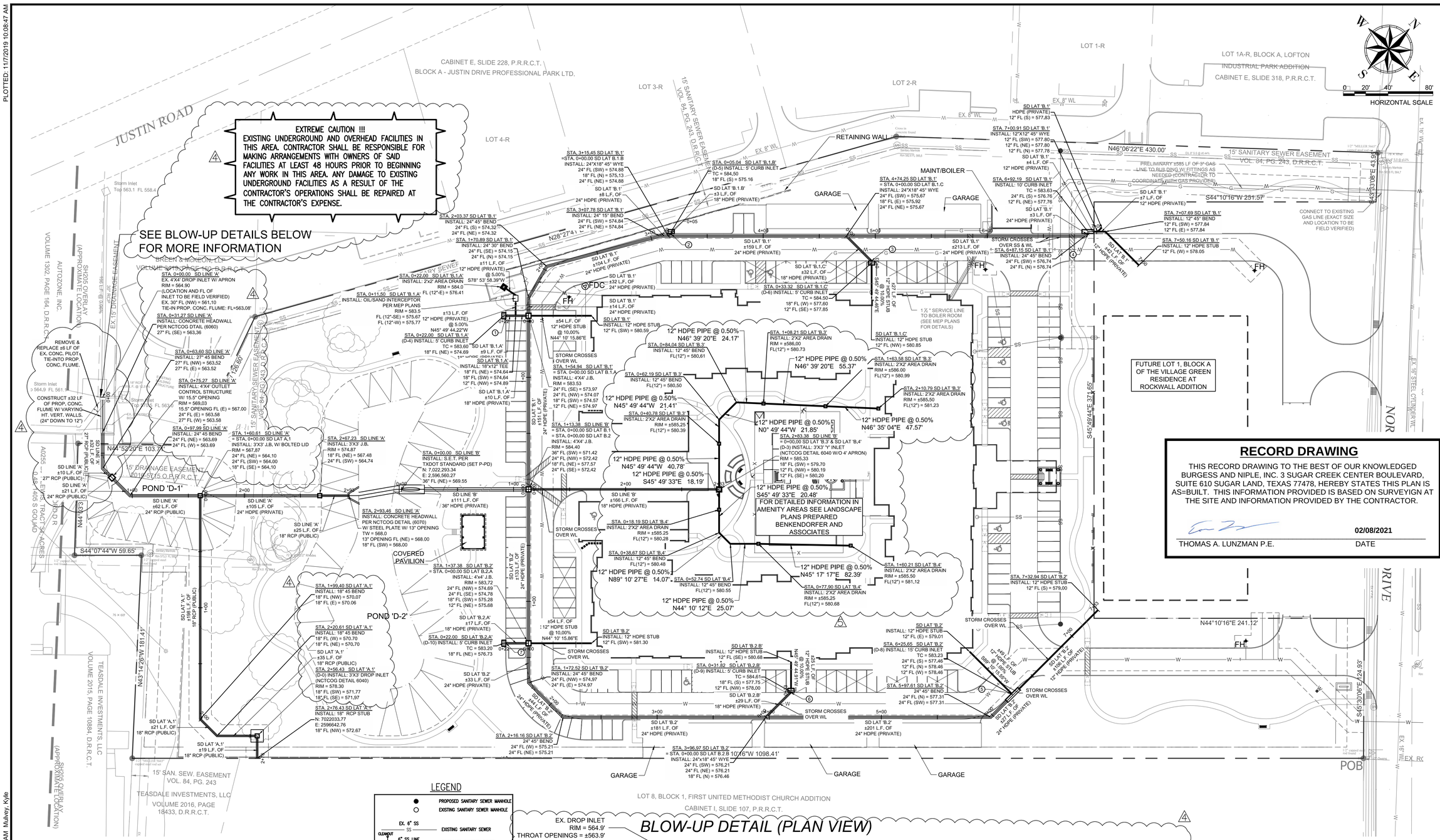
PLOTTED: 11/7/2019 10:08:47 AM



RECORD DRAWING

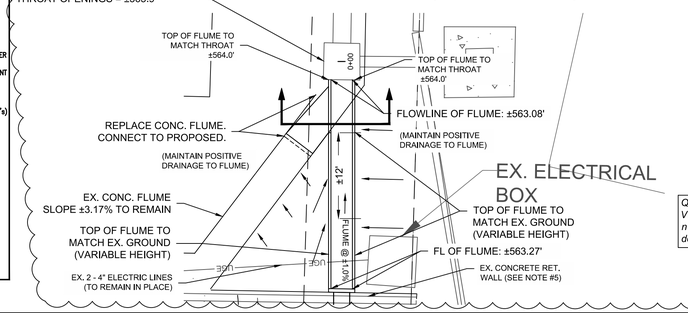
THIS RECORD DRAWING TO THE BEST OF OUR KNOWLEDGED BURGESS AND NIPLE, INC. 3 SUGAR CREEK CENTER BOULEVARD, SUITE 610 SUGAR LAND, TEXAS 77478, HEREBY STATES THIS PLAN IS AS=BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEYIGN AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

THOMAS A. LUNZMAN P.E. — DATE 02/08/2021

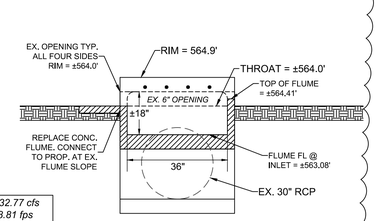
LEGEND

- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EX. 6" SS — EXISTING SANITARY SEWER
- CLEANOUT — 6" SS LINE — PROPOSED SANITARY SEWER
- PROPOSED WATER SERVICE
- EXISTING WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED VALVE
- EXISTING VALVE
- PROPOSED WATER FITTINGS (11¼°, 22½°, 45°, T's)
- 6" WL — PROPOSED WATER LINE
- EX 6" WL — EXISTING WATER LINE
- PROPOSED CONDENSING UNIT
- PROPOSED 5' CURB INLET
- PROPOSED 10' CURB INLET
- PROPOSED 4'X4' J.B.
- PROPOSED 3'X3' J.B.
- PROPOSED 2'X2' J.B.

BLOW-UP DETAIL (PLAN VIEW)



CROSS-SECTION (BOX W/ FLUME)



Q100 = 32.77 cfs
V100 = 8.81 fps
n = 0.0130
depth = 1.24'

NOTES:

1. ALL PRIVATE STORM DRAIN LINES LOCATED WITHIN THE PROPERTY SHALL BE MAINTAINED BY PROPERTY OWNER.
2. ALL STORM DRAIN SYSTEMS ARE PRIVATE UNLESS OTHERWISE NOTED.
3. ALL PRIVATE STORM DRAIN SYSTEMS MAY BE HDPE PIPE UNLESS OTHERWISE NOTED. ACCEPTABLE HDPE PIPE SHALL BE EITHER (1) HANCOR BLUE SEAL PIPE OR (2) ADS N-12 (WATERTIGHT JOINTS).
4. IF APPLICABLE ALL PRIVATE STORM DRAIN PIPE IN A SUBMERGED CONDITION SHALL HAVE WATERTIGHT JOINTS PER MANUFACTURERS SPECIFICATIONS.
5. ALL PRIVATE STORM DRAIN PIPE EMBEDMENT AND TRENCH BACKFILL MATERIAL SHALL BE PER MANUFACTURERS SPECIFICATIONS.
6. MATERIAL SHALL BE PER MANUFACTURERS SPECIFICATIONS FOR HDPE PIPE.
7. ALL PUBLIC STORM DRAIN PIPE, EMBEDMENT AND TRENCH BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL & NCTCOG STANDARDS AND SPECIFICATIONS.
8. ALL PUBLIC STORM DRAIN PIPE SHALL BE CLASS III RCP.
9. ALL UTILITY LINE CROSSINGS SHALL BE INSTALLED PER CITY OF ROCKWALL AND TCEQ REGULATIONS.
10. REFERENCE PLANS LANDSCAPE ARCHITECT FOR DETAILS OF SECONDARY DRAINAGE SYSTEM DESIGN IN LANDSCAPE AREAS AND AROUND BUILDINGS.

NOTES REGARDING INLET MODIFICATIONS:

1. INCREASE OPENING ON SOUTH SIDE TO ±18"X 36" (MATCH FLUME FLOWLINE).
2. FLUME TO BE DOWELED INTO EX. INLET WALL.
3. EX. CONC. FLUME SHALL MAINTAIN POSITIVE FLOW DIRECTION TO NEW FLUME.
4. PRESERVE AND PROTECT EX. CONCRETE RETAINING WALL. IF NOT POSSIBLE, THE CONTRACTOR WILL NEED TO REMOVE/REPLACE ±8 FT OF EX. CONCRETE RETAINING WALL. WILL NEED STRUCTURAL PLANS IF MODIFYING WALL AND OVER 3FT IN HEIGHT.
5. PRESERVE AND PROTECT EX. ELECTRICAL BOX, LINES AND CONCRETE PAD.

NOTE: 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.

BURGESS & NIPLE
10701 CORPORATE DR., SUITE 118
STAFFORD, TEXAS 77477
PHONE: (281) 980-4704
TBPE FIRM REGISTRATION NO. F-10834

BENCHMARK
CITY BM:
SITE BM ONE, CROSS CUT ON TOP OF CURB AT THE NORTHEAST END OF THE SOUTH HEADLAN PARKING FOR THE APPRAISAL DISTRICT OFFICE, ABOUT 200' WEST OF THE INTERSECTION OF TOWNSHIND BLVD. & 340' SOUTHEASTERLY FROM THE CENTER OF TOWNSHIND BLVD.
N 7023103.571 E. 2596609.421 ELEV. = 583.32'
SITE BM TWO, CROSS CUT IN SIDEWALK, 41' SOUTHWESTERLY FROM THE CENTER OF TOWNSHIND BLVD. & 895' SOUTHEASTERLY FROM THE CENTER OF JOSE TRUE DRIVE.
N 7022744.149 E. 2597313.128 ELEV. = 589.22'

NO.	REVISIONS	DATE	BY	CHK
1	UPDATE WATERLINE LAYOUT	02/21/19	TAL	TAL
2	MINOR HUD/OWNER COMMENTS	05/17/19	TAL	TAL
3	REV. TO SIDEWALKS & COURTYARD (STORM) PER LANDSCAPE	07/17/19	KTM	TAL
4	REV. TO EX. STORM TIE-IN ELEVATION AND SD LINE "A" (PUBLIC)	09/19/19	KTM	TAL
5	REV. COURTYARD DRAINS, BACKFLOW, SS SERVICE, GARAGE FOOTPRINTS	11/07/19	KTM	TAL

11/07/19 — 7/17/19 — 9/19/19 — 11/07/19

STATE OF TEXAS — THOMAS A. LUNZMAN — 122259 — LICENSED PROFESSIONAL ENGINEER

JOB NUMBER:	56211
DESIGNED BY:	TAL
DRAWN BY:	NRM/TAL
APPROVED BY:	TAL
CHECKED BY:	JTR
DATE:	01/29/2019
SCALE:	1" = 40'
SHEET NUMBER:	C.13
OF	23

STORM DRAINAGE PLAN

ALDERS AT ROCKWALL
SENIOR INDEPENDENT LIVING COMMUNITY

P:\PR56211\Cadd\Models\Civil\C-STRM01.dwg 11/7/2019 10:02:10 AM Mulvey, Kyle