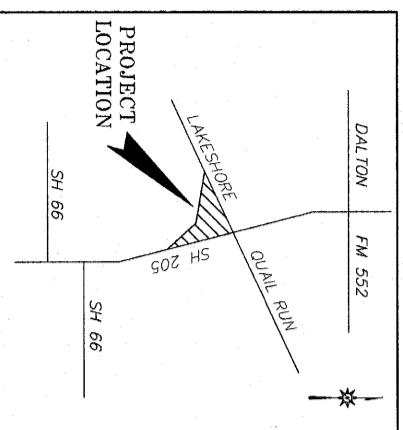


# TXDOT DRIVEWAY CONSTRUCTION PLANS FOR

# LAKESHORE COMMONS 4.7 AC± LOTS 1 - 4, BLOCK A LAKESHORE COMMONS ADDN IN ROCKWALL, TEXAS



VICINITY MAP

**TXDOT NOTES:**

- \* ALL CONSTRUCTION WITHIN THE STATE RIGHT OF WAY WILL REQUIRE COMPLIANCE TO TXDOT STANDARD SPECIFICATIONS, STANDARD PLANS, AND TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- \* SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, NOV 1, 2014, AND SPECIFICATION ITEMS LISTED AS FOLLOWS SHALL GOVERN ON THIS PROJECT FOR ALL WORK WITHIN THE STATE RIGHT OF WAY.
- \* BY SEALING AND SIGNING THESE PERMIT PLANS AS A PROFESSIONAL CIVIL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, I CERTIFY THAT THE PROPOSED DRIVEWAY CONNECTION TO THE STATE ROADWAY MEETS OR EXCEEDS THE MINIMUM STOPPING DISTANCE REQUIRED FOR A DESIGN SPEED OF 50 MILES PER HOUR, BASED ON THE MOST RECENT TXDOT DESIGN MANUAL REQUIREMENTS.

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FOR  
MOORE WORTH INVESTMENTS, LLC  
8445 FREEPORT PARKWAY, SUITE 175  
IRVING, TX 75063  
214-415-9993  
**MARCH 2017**

PLAN SUBMITTALS

No	DATE	COMMENTS
1	03-22-17	CITY OF ROCKWALL - 1st SUBMITTAL
2	06-07-17	CITY OF ROCKWALL - 2nd SUBMITTAL
3	08-07-17	CITY OF ROCKWALL - 3rd SUBMITTAL
3	08-11-17	CITY OF ROCKWALL - FINALS

SHEET INDEX

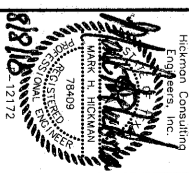
SHT #	SHEET TITLE
C-1	COVER SHEET
	FINAL PLAT - BY OTHERS
C-2	SITE PLAN
C-3	DRAINAGE AREA MAP
C-4	OVERALL DRAINAGE AREA MAP
C-5	GRADING PLAN
C-6	OVERALL GRADING PLAN
	TXDOT - CPD-14
	TXDOT - JS-14
	TXDOT - EC(1)-16
	TXDOT - EC(3)-16
	TXDOT - PM(1)-12
	TXDOT - PM(3)-12
	TXDOT - BC(1)-14 THRU BC(12)-14
	TXDOT - TCP(2-1)-12
	TXDOT - TCP(2-2)-12
	TXDOT - TCP(2-3)-12
	TXDOT - GP(31)-14
	TXDOT - SGT(8S)31-14
	TXDOT - SGT(9S)31-14
	TXDOT - SGT(10S)31-16
	TXDOT - SGT(8)31-14

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REVISION	DESCRIPTION	DATE	BY

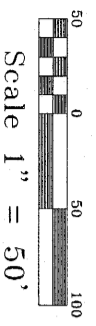
SHEET  
C-1



SCALE: N/A  
DATE: MARCH 2017  
DRAWN BY: FP  
CHK'D BY: MHH  
JOB NO: 1501-357  
FILE: 165-1501357-LC-PWD  
DATE OF SUBMITTAL: 08/11/17(1)

**COVER SHEET**  
LAKESHORE COMMONS  
LOTS 1 - 4; LAKESHORE COMMONS  
ROCKWALL, ROCKWALL COUNTY, TEXAS  
MOORE WORTH INVESTMENTS, LLC  
8445 FREEPORT PARKWAY, SUITE 175  
IRVING, TX 75063  
214-415-9993

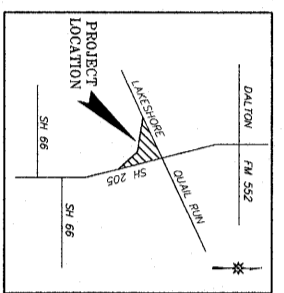
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3094 County Road 1024  
Farmersville, Texas 75442  
Ph (972)764-2499  
markredhick@gmail.com  
Engineers Planners



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1-800-245-4545



TEXAS ONE CALL SYSTEM

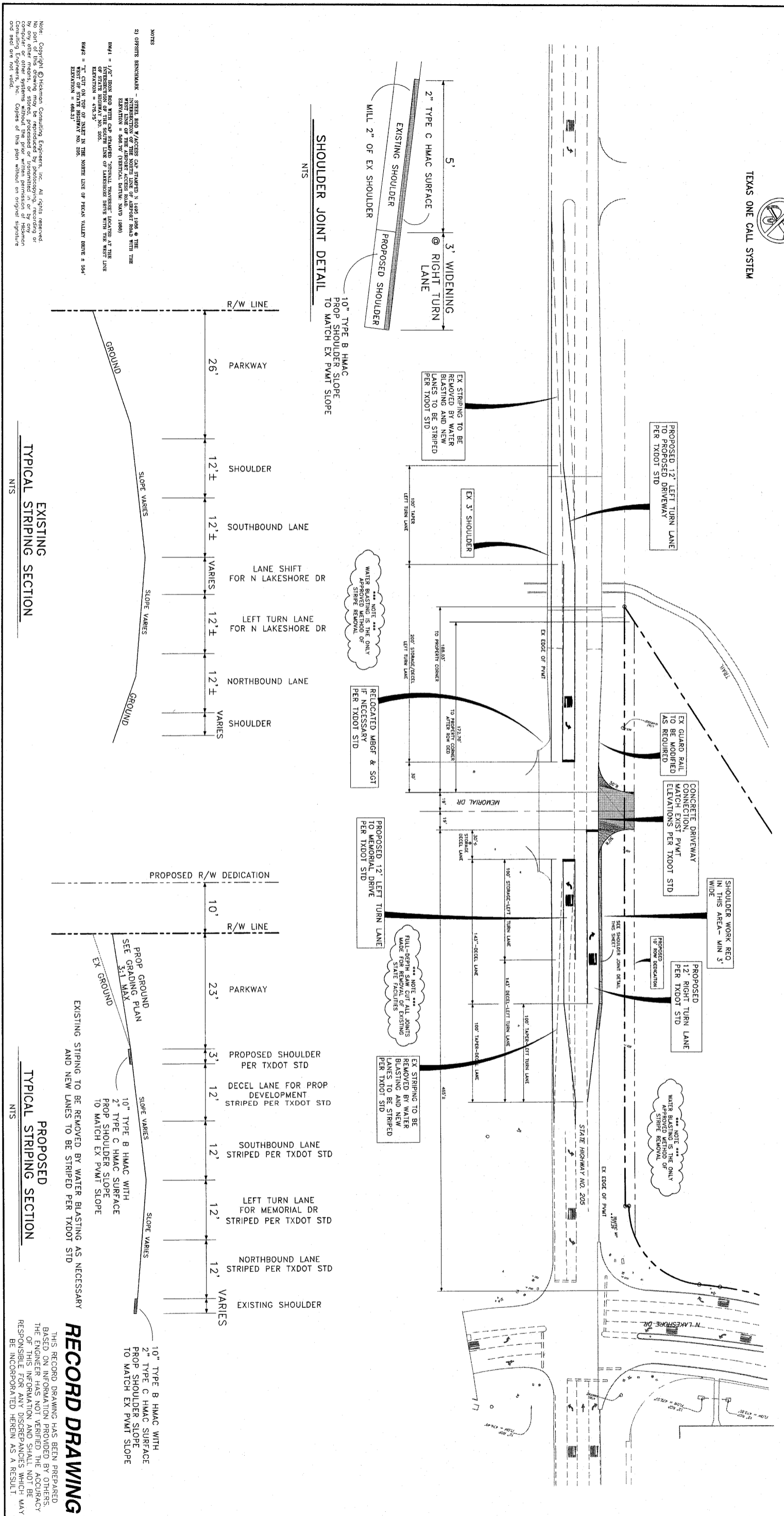


VICINITY MAP

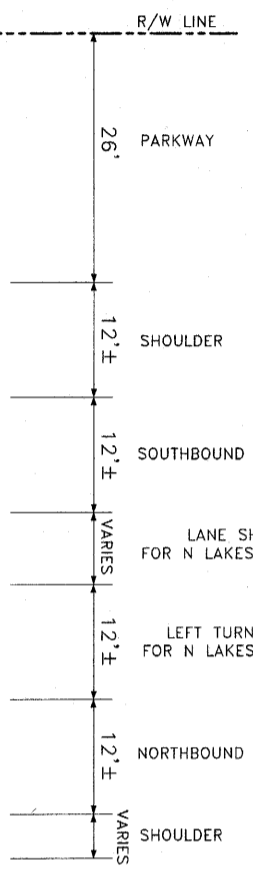
**\*NOTE:**  
POSTED SPEED LIMIT  
50 MPH

**NOTE:**  
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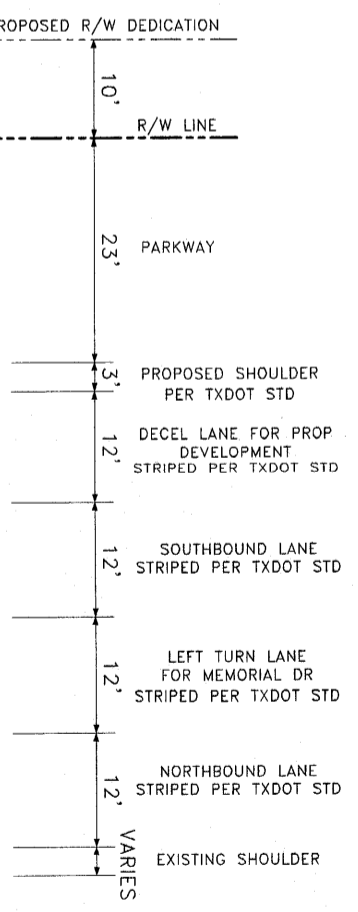
LEGEND	
	PROPOSED POLE
	PROPOSED SPOT ELEVATION AT FINISHED GRADE
	PROPOSED WATER METER
	PROPOSED WATER VALVE
	PROPOSED IRRIGATION CONTROL VALVE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED CONDUIT
	PROPOSED GAS
	PROPOSED CONCRETE CURB PER CITY STD
	WATER SERVICE TAP PER CITY STD
	EXISTING POLE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING IRRIGATION CONTROL VALVE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING CONDUIT
	EXISTING GAS
	EXISTING CONCRETE CURB PER CITY STD
	EXISTING WATER SERVICE TAP PER CITY STD
	EXISTING POLE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING IRRIGATION CONTROL VALVE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING CONDUIT
	EXISTING GAS
	EXISTING CONCRETE CURB PER CITY STD
	EXISTING WATER SERVICE TAP PER CITY STD



**SHOULDER JOINT DETAIL**  
NITS



EXISTING STRIPING SECTION  
NITS



PROPOSED STRIPING SECTION  
NITS

**NOTES**  
2) OPPOSITE SIDEWALK - STEEL ROD W/ACCESS CAP SPACED 3' 1495 LANE & THE INTERSECTION OF THE NORTH LINE OF AIRPORT ROAD WITH THE INTERSECTION OF THE SOUTH LINE OF LAKESHORE DRIVE WITH THE INTERSECTION OF THE SOUTH LINE OF LAKESHORE DRIVE WITH THE WEST LINE OF STATE HIGHWAY NO. 205.  
ELEVATION = 462.52'  
ELEVATION = 462.52'  
ELEVATION = 462.52'

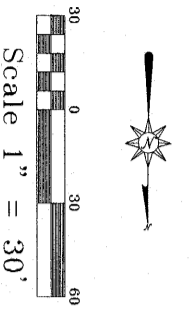
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REVISION	DESCRIPTION	DATE	BY
C-2			

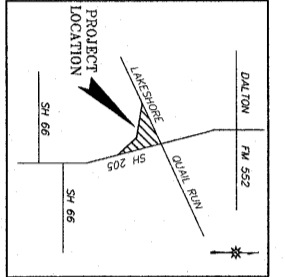
**SITE PLAN**  
LAKESHORE COMMONS  
LOTS 1 - 4; LAKESHORE COMMONS  
ROCKWALL, ROCKWALL COUNTY, TEXAS  
PROVIDENT REALTY ADVISORS, INC  
10210 N CENTRAL EXWY, STE 300  
DALLAS, TX 75231  
214-415-9993

**Hickman Consulting Engineers, Inc.**  
3094 County Road 1024  
Farmersville, Texas 75442  
Ph (972)784-2499  
markredhick@gmail.com  
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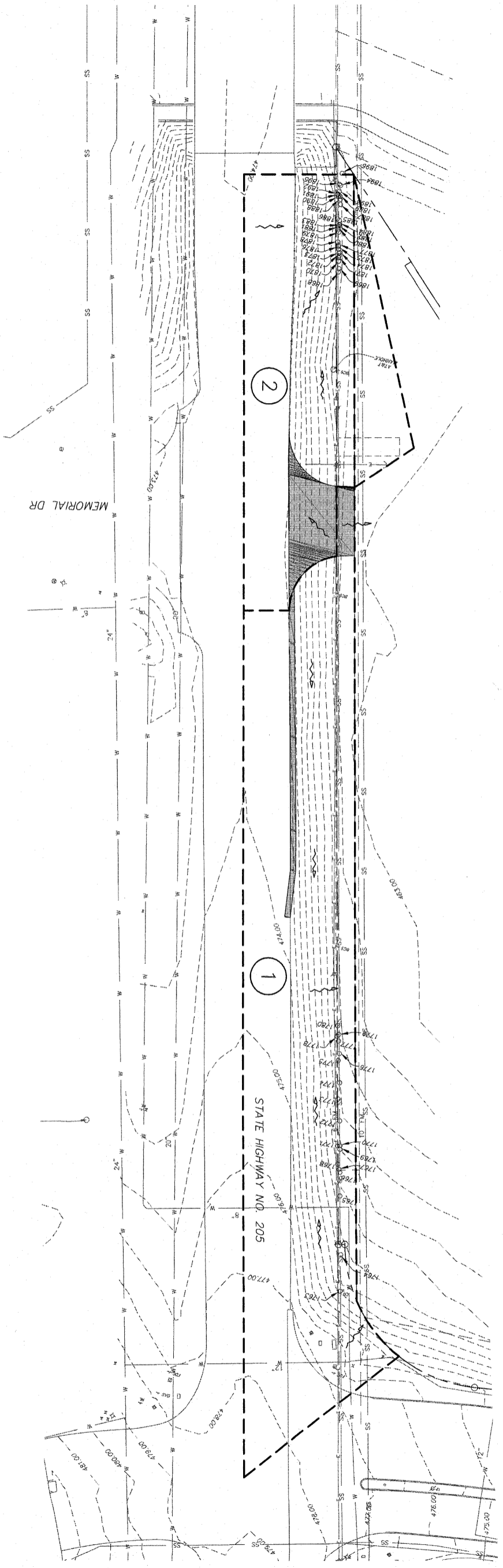
TEXAS ONE CALL SYSTEM



KEY:

DRAINAGE AREA NO (X)

PROPOSED	EXISTING
— 500 — PROPOSED CONTOURS	— 500 — ANCHOR
— 1500 — SPOT ELEVATION AT FINISHED GRADE	— 1500 — WATER METER
— 1700 — INDICATES TOP OF STRUCTURE	— 1700 — WATER METER CONTROL VALVE
— 1750 — INDICATES TOP LINE ELEVATION	— 1750 — TELEPHONE PEDestal
— 1800 — PROPOSED WATER LINE	— 1800 — GAS METER
— 1850 — PROPOSED SANITARY SEWER LINE	— 1850 — LIGHT POLE
— 1900 — PROPOSED STORM DRAIN LINE	— 1900 — FIRE HYDRANT
— 1950 — PROPOSED CONDUIT	— 1950 — BUILDING LINE
— 2000 — PROPOSED GAS	— 2000 — DRAINAGE & UTILITY EASEMENT
— 2050 — CONCRETE CURB PER CITY STD	— 2050 — GAS SERVICE MARKER
— 2100 — WATER SERVICE TAP NO	— 2100 — TELEPHONIC SIGNAL
	— 2150 — GAS TEST STATION
	— 2200 — BURIED CABLE SIGN



AREA	C	I <sub>100</sub>	A	Q <sub>100</sub>	CONVEYANCE	REMARKS	OUTFALL
1	0.90	3.80	0.69	6.09	SHEET FLOW	TO WEST	TO CREEK
2	0.90	3.80	0.38	3.35	SHEET FLOW	TO SOUTH	TO CREEK

Tc = 10 min  
PROPOSED STORM DRAIN PIPES TO BE DESIGNED FOR FUTURE CONDITIONS

**NOTE:**  
CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL  
TO BEINGING AND CONSTRUCTION/ELEVATION  
AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES  
ARE BASED ON COMBINATION OF FIELD SURVEY  
& CITY RECORD DRAWINGS

**NOTES**

2) OFFSET BENCHMARK - STEEL AND W/ACCESS CAP STAMPED 11/06/1986 @ THE  
INTERSECTION OF THE NORTH LINE OF LAKEVIEW ROAD WITH THE  
ELEVATION = 466.70' (VERTICAL DATUM MAY 1985)

BM#1 = 1.27' IRON ROD WITH CAP STAMPED 'SPRINKLERS' LOCATED AT THE  
INTERSECTION OF THE SOUTH LINE OF LAKEVIEW DRIVE WITH THE WEST LINE  
ELEVATION = 475.25'

BM#2 = 'C' CURB ON TOP OF CURB IN THE NORTH LINE OF PEAK VALLEY DRIVE @ 504'  
ELEVATION = 468.31'

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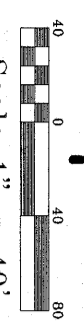
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REVISION SHEET <b>C-3</b>	DESCRIPTION DATE BY		SCALE: 1"=30' DATE: MARCH 2017 DRAWN BY: FP CHK'D BY: MHH JOB NO: 1501-357 FILE: 165-1501357-LCPRELIMS SUBMITTAL: 08/11/17(F)	<b>DRAINAGE AREA MAP</b> LAKESHORE COMMONS LOTS 1 - 4; LAKESHORE COMMONS ROCKWALL, ROCKWALL COUNTY, TEXAS PROVIDENT REALTY ADVISORS, INC 10210 N CENTRAL EXWY, STE 300 DALLAS, TX 75231 214-415-9993	<b>Hickman Consulting Engineers, Inc.</b> 3094 County Road 1024 Farmersville, Texas 75442 Ph (972)784-2499 markredhick@gmail.com Engineers Planners
			REVISION SHEET <b>C-3</b>		

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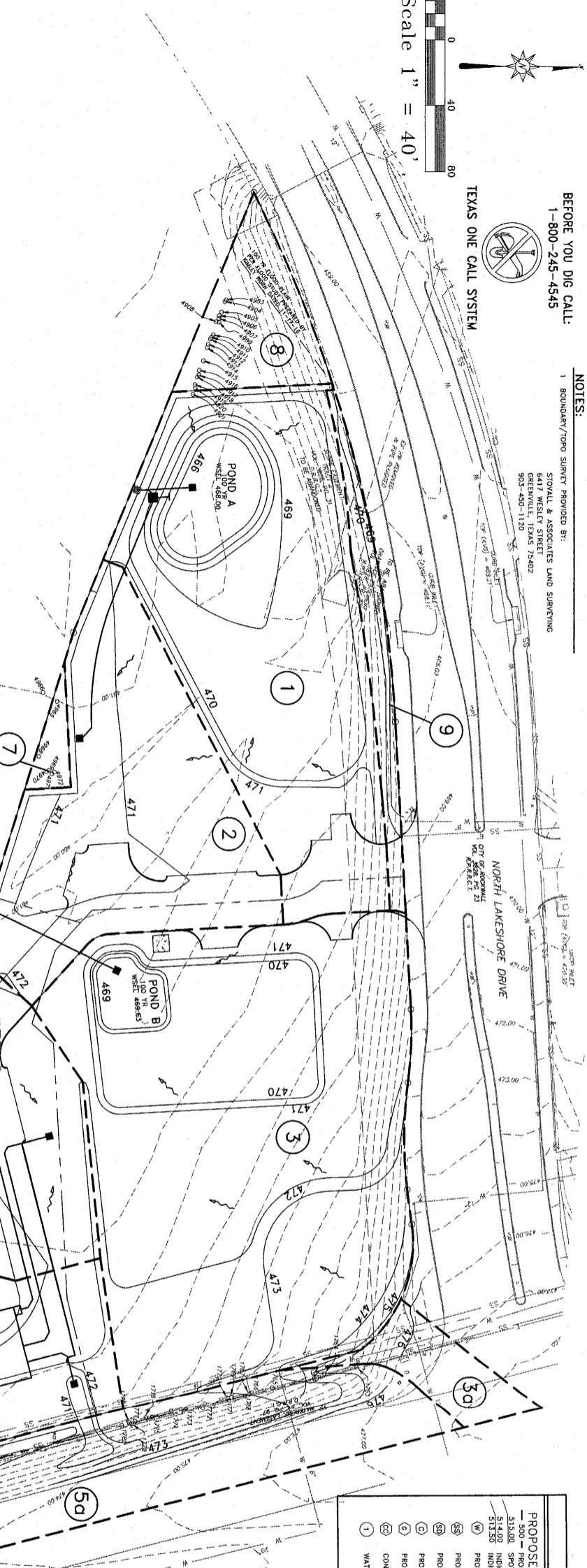
TEXAS ONE CALL SYSTEM



NOTES:  
1 BOUNDARY/TPO SURVEY PROVIDED BY:  
STOWALL & ASSOCIATES LAND SURVEYING  
6417 WESTLY STREET  
GREENWILLE, TEXAS 75402  
905-480-1120

LEGEND	
	PROPOSED 31.000 - SPOT ELEVATION AT FINISHED GRADE 31.400 - SPOT ELEVATION TOP OF STRUCTURE 31.750 - INDICATES LOW LINE ELEVATION
	EXISTING POWER POLE
	WATER VALVE
	IRRIGATION CONTROL VALVE
	TELEPHONE CONTROL VALVE
	MANHOLE
	LIGHT POLE
	FIRE HYDRANT
	FIRE ALARM
	DRAINAGE & UTILITY BASEMENT
	GAS SERVICE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	PROPOSED GAS
	CONCRETE CLUB FEET CITY STD
	WATER SERVICE TAP NO

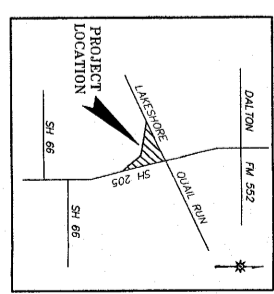
NOTES:  
1 BOUNDARY/TPO SURVEY PROVIDED BY:  
STOWALL & ASSOCIATES LAND SURVEYING  
6417 WESTLY STREET  
GREENWILLE, TEXAS 75402  
905-480-1120



PROPOSED WEIGHTED "C" FACTOR			
AREA	A	C	% OF OVERALL SITE
1-4	5.32*	1.00	16
IMPERVIOUS	0.84	1.00	0.16
PERVIOUS	4.48	0.35	0.29
Tc = 10 min			0.46

PROPOSED DRAINAGE AREA CHART - POND A, B & UDS			
AREA	C	A	Q <sub>100</sub>
1	0.46	9.80	0.80
2	0.46	9.80	1.22
3	0.46	9.80	1.22
4	0.46	9.80	0.79
5	0.46	9.80	0.59
6	0.46	9.80	0.51
7	0.46	9.80	0.18
8	0.46	9.80	0.14
9	0.46	9.80	0.36

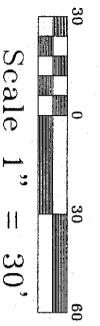
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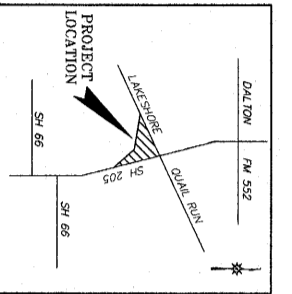
<p>REVISION</p> <p>DESCRIPTION</p> <p>DATE</p> <p>BY</p>	<p>SCALE: 1"=40'</p> <p>DATE: MAY 2016</p> <p>DRAWN BY: FP</p> <p>CHK'D BY: MHH</p> <p>JOB NO: 1501-357</p> <p>FILE: 955-1501357-LCWD</p> <p>SUBMITTAL: 08/11/17(F)</p>	<p><b>OVERALL DRAINAGE AREA MAP</b></p> <p>LAKESHORE COMMONS</p> <p>LOTS 1 - 4; LAKESHORE COMMONS</p> <p>ROCKWALL, ROCKWALL COUNTY, TEXAS</p> <p>MOORE WORTH INVESTMENTS, LLC</p> <p>8445 FREEPORT PARKWAY, SUITE 175</p> <p>IRVING, TX 75063</p> <p>214-415-9993</p>	<p><b>Hickman Consulting Engineers, Inc.</b></p> <p>3094 County Road 1024</p> <p>Farmersville, Texas 75442</p> <p>Ph (972)784-2499</p> <p>markredhick@gmail.com</p> <p>Engineers Planners</p>
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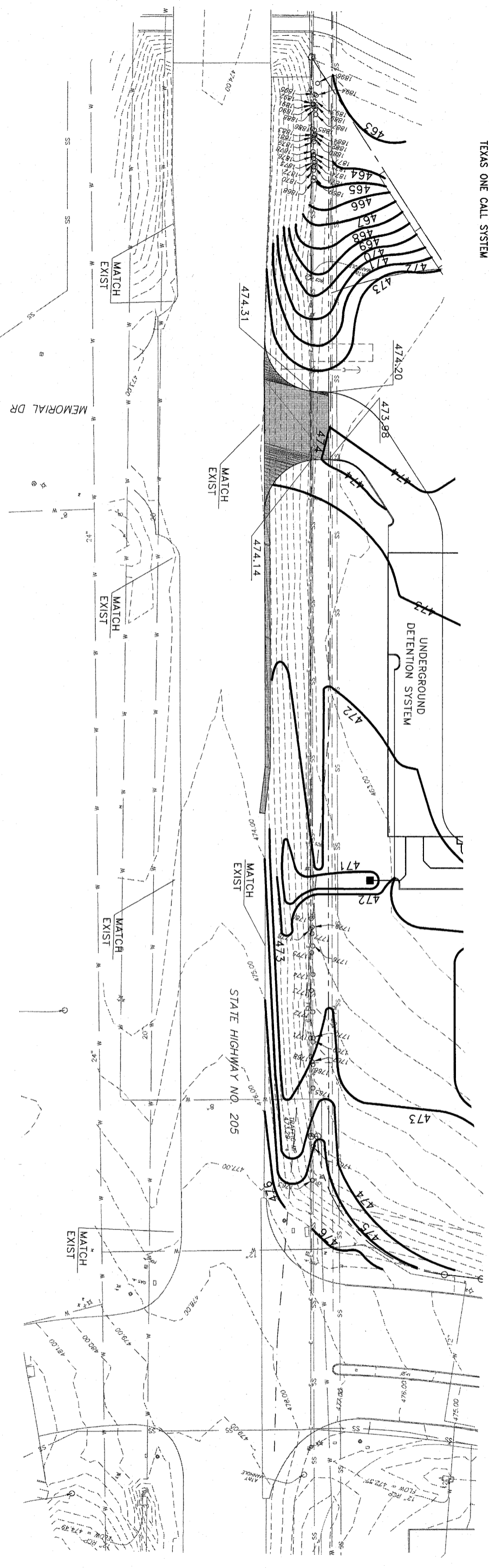
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1-800-245-4545



TEXAS ONE CALL SYSTEM



VICINITY MAP



LEGEND	
PROPOSED	EXISTING
— 500 — PROPOSED CONTOURS	○ ANCHOR
— 515.00 — SPOT ELEVATION AT FINISHED GRADE	○ WATER METER
— 517.50 — INDICATES TOP OF STRUCTURE	○ WATER METER CONTROL VALVE
— 517.50 — INDICATES FLOW LINE ELEVATION	○ TELEPHONE PEDestal
○ PROPOSED WATER LINE	○ GAS METER
○ PROPOSED SANITARY SEWER LINE	○ MAILED
○ PROPOSED STORM DRAIN LINE	○ FIRE HYDRANT
○ PROPOSED CONDUIT	○ UTILITY EASEMENT
○ PROPOSED GAS	○ FIRE OPTIC CABLE MARKER
○ CONCRETE CURB PER CITY STD	○ TEMATIC SIGNAL
○ WATER SERVICE TAP NO	○ UTILITY EASEMENT
	○ GAS TEST STATION
	○ BURNED GROUND SIGN

NOTES

2) OPPOSITE BENCHMARK - STEEL ROD W/ACCESS CAP STAMPED X 1466 1886 @ THE INTERSECTION OF THE NORTH LINE OF AIRPORT ROAD WITH THE WEST LINE OF LAKE SHORE DRIVE. ELEVATION = 568.20' (VERTICAL DATUM: NAVD 1989)

BM#1 = 1/2" IRON ROD WITH CAP STAMPED "STANDARD TRAVERSE" LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF LAKE SHORE DRIVE WITH THE WEST LINE OF STATE HIGHWAY NO. 205. ELEVATION = 473.76'

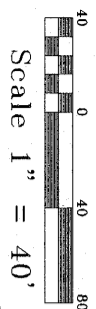
BM#2 = "C" CAP ON TOP OF PIER IN THE NORTH LINE OF PECKA VALLEY DRIVE = 454' ELEVATION = 469.51'

**NOTE:**  
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REVISION SHEET <b>C-5</b>	DESCRIPTION DATE BY		SCALE: 1"=30' DATE: MARCH 2017 DRAWN BY: FP CHK'D BY: MHH JOB NO: 1501-357 FILE: 165-1501357-LCPRELIMS DATE OF SUBMITTAL: 08/11/17(F)	<b>GRADING PLAN</b> LAKESHORE COMMONS LOTS 1 - 4; LAKESHORE COMMONS ROCKWALL, ROCKWALL COUNTY, TEXAS PROVIDENT REALTY ADVISORS, INC 10210 N CENTRAL EXWY, STE 300 DALLAS, TX 75231 214-415-9993	<b>Hickman Consulting Engineers, Inc.</b> 3094 County Road 1024 Farmersville, Texas 75442 Ph (972)784-2499 markredhick@gmail.com Engineers Planners
			SHEET <b>C-5</b>		

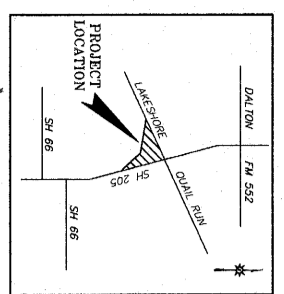
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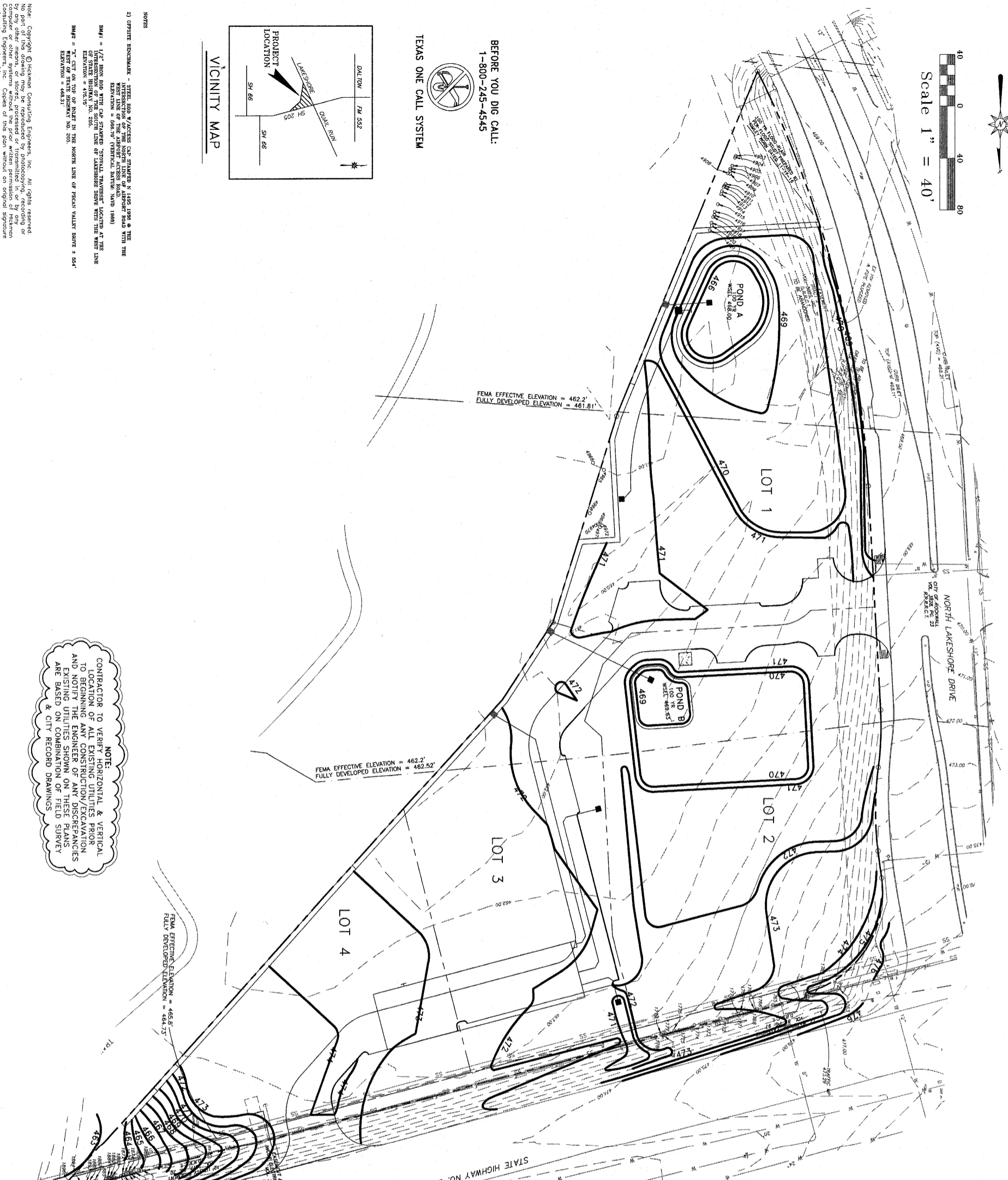
VICINITY MAP

NOTES  
2) OPPOSITE BENCHMARK - STEEL ROD W/ ACCESS CAP STAMPED N 1428 1996 @ THE  
WEST LINE OF THE AIRPORT ACCESS ROAD.  
ELEVATION = 596.79' (VERTICAL DATUM: NAVD 1988)

BHM#1 = 1/2" IRON ROD WITH CAP STAMPED 'SMALL TRAVELER' LOCATED AT THE  
LINE OF STATE HIGHWAY NO. 205.  
ELEVATION = 456.75'

BHM#2 = "C" CUT ON TOP OF RELET IN THE NORTH LINE OF PEKAN VALLEY DRIVE ± 564'  
ELEVATION = 468.33'

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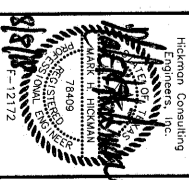
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EXISTING UTILITIES SHOWN ON THESE PLANS  
ARE BASED ON COMBINATION OF FIELD SURVEY  
& CITY RECORD DRAWINGS

LEGEND	
<b>PROPOSED</b>	<b>EXISTING</b>
— 500' — PROPOSED CONTOURS	⊗ = ANCHOR POINT
315.00 SPOT ELEVATION AT FINISHED GRADE	⊗ = WATER METER
314.00 INDICATES TOP OF STRUCTURE	⊗ = WATER METER CONTROL VALVE
314.00 INDICATES FLOW LINE ELEVATION	⊗ = TELEPHONE PERSPECTAL
⊗ = PROPOSED WATER LINE	⊗ = GAS METER
⊗ = PROPOSED SANITARY SEWER LINE	⊗ = FIRE HYDRANT
⊗ = PROPOSED STORM DRAIN LINE	⊗ = BUILDING LINE
⊗ = PROPOSED CONDUIT	⊗ = DRINKING WATER
⊗ = PROPOSED GAS	⊗ = FIBER OPTIC CABLE MARKER
⊗ = CONCRETE CURB PER CITY STD	⊗ = GAS SIGN SERVICE BOX
⊗ = WATER SERVICE TAP NO	⊗ = TRAFFIC SIGNAL
	⊗ = CURB SETBACK
	⊗ = GAS TEST STATION
	⊗ = BURIED CABLE SIGN

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OF THIS INFORMATION AND SHALL NOT BE  
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BE INCORPORATED HEREIN AS A RESULT.

REVISION	DESCRIPTION	DATE	BY
C-6			



SCALE: 1"=40'  
DATE: MARCH2017  
DRAWN BY: FP  
CHK'D BY: MHH  
JOB NO: 1501-357  
FILE#165-1501357-LCWD  
DATE OF SUBMITTAL: 08/11/17(F)

**OVERALL GRADING PLAN**  
LAKESHORE COMMONS  
LOTS 1 - 4; LAKESHORE COMMONS  
ROCKWALL, ROCKWALL COUNTY, TEXAS  
PROVIDENT REALTY ADVISORS, INC  
10210 N CENTRAL EXWY, STE 300  
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