CONSTRUCTION PLAN SET

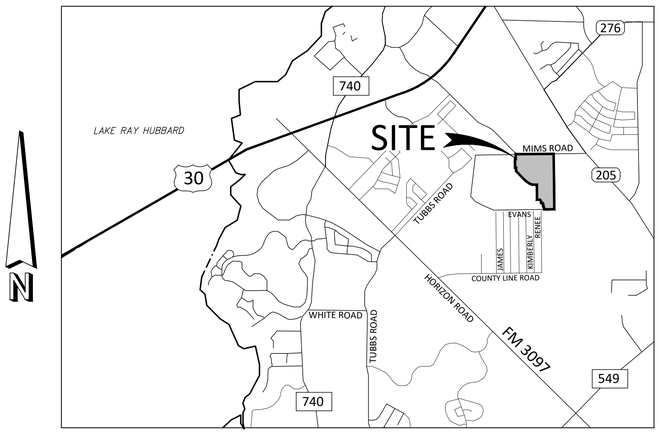
FOR

PEACHTREE MEADOWS
PHASE 1

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET INDEX

SHEET NO.	SHEET TITLE
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2	FINAL PLAT - SHEET 1 OF 6
3	FINAL PLAT - SHEET 2 OF 6
4	FINAL PLAT - SHEET 3 OF 6
5	FINAL PLAT - SHEET 4 OF 6
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8	GENERAL NOTES
9	PAVING & PROFILE PLAN - BRIARCLIFF DR - SHEET 1 OF 2
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11	PAVING & PROFILE PLAN - PEACHTREE MEADOWS ST
12	PAVING & PROFILE PLAN - CHASTAIN ST
13	PAVING & PROFILE PLAN - NORTHLAKE RD
14	PAVING & PROFILE PLAN - LANIER LN & ADAIR RD
15	PAVING & PROFILE PLAN - INMAN ST - SHEET 1 OF 2
16	PAVING & PROFILE PLAN - INMAN ST - SHEET 2 OF 2
17	PAVING & PROFILE PLAN - SHALLOWFORD DR & ROSWELL RD
18	PAVING & PROFILE PLAN - CASTLEBERRY DR
19	PAVING & PROFILE PLAN - ANSLEY LN
20	PAVING & PROFILE PLAN - MIMS ROAD - SHEET 1 OF 3
21	PAVING & PROFILE PLAN - MIMS ROAD - SHEET 2 OF 3
22	PAVING & PROFILE PLAN - MIMS ROAD - SHEET 3 OF 3
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56	STORM DETAILS



LOCATION MAP
N.T.S.

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

01/03/2024
JVC No QCO501A

"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."

JANUARY 2024

Owner/Applicant:
Qualico Developments (U.S), Inc.
6950 TPC Drive, Suite 350
McKinney, TX 78660

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

JVC No. QCO501 – PEACHTREE MEADOWS – CITY OF ROCKWALL

J:\civil 3d projects\qco - qualico companies\qco501 - mims road property\jvc plans\dwg\sheets\construction plans\qco501 - cover sheet.dwg

RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.
DOC. NO. 2021-0000024965
D.R.R.C.T.

MIMS ROAD
(EXISTING 60' R.O.W)

N: 7013889.68
E: 2599831.03
S66°44'15"E 5,292.49' TO
TOWN MONUMENT #10

10' UTILITY EASEMENT
DOC. NO. 20250000008253
D.R.R.C.T.

NORTHLAKE RD
N89°22'04"E 321.70'

CHASTAIN ST

LANIER LN

BRIARCLIFF DR

INMAN ST

ADAIR RD

ROSWELL RD

CASTLEBERRY DR

PEACHTREE MEADOWS ST

INMAN ST
S89°37'04"W 316.49'

FLOODPLAIN LIMIT & DRAINAGE EASEMENT PER JOHNSON VOLK FLOOD STUDY. DATED DEC. 2023

OPEN SPACE & DRAINAGE EASEMENT LOT 1, BLOCK L 124,972 SF

EROSION CONTROL SETBACK & DRAINAGE EASEMENT

OPEN SPACE & PRIVATE DRAINAGE ESMT LOT 39, BLOCK I 147,256 SF

LOT 10 OPEN SPACE 1,800 SF

OPEN SPACE LOT 1, BLOCK A 17,868 SF

12 46211 SF AMENITY CENTER

QUALICO DEVELOPMENTS (U.S.), INC.
DOCUMENT NO. 20230000009140
DOCUMENT NO. 20230000009141
DOCUMENT NO. 20230000009142
DOCUMENT NO. 20230000009143
D.R.R.C.T.

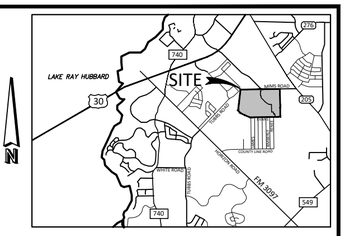
OPEN SPACE
LOT 49, BLOCK A
4,118,376 SF

ROCKWALL 205 BUSINESS PARK
CAB. C, PAGE 7
P.R.R.C.T.

BLOCK A
10

MATCH LINE - SHEET 3 OF 6

MATCH LINE - SHEET 2 OF 6



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" Iron pipe found (unless otherwise noted)

AC	Acre
SF	Square Feet
BL	Building Line
C1	Curve No.
L1	Line No.
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
LS	Landscape Buffer
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement
WE	Water Easement
SSE	Sanitary Sewer Easement

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

100 50 0 100 200
SCALE 1" = 100'

FINAL PLAT
PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
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140.494 ACRES/6,119,939 SQ. FT.
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G. WELLS SURVEY, ABSTRACT NO. 219 AND
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CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2025-014

June 23, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 6

BEARING STATEMENT

BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. TO OBTAIN A GRID DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.999853886.

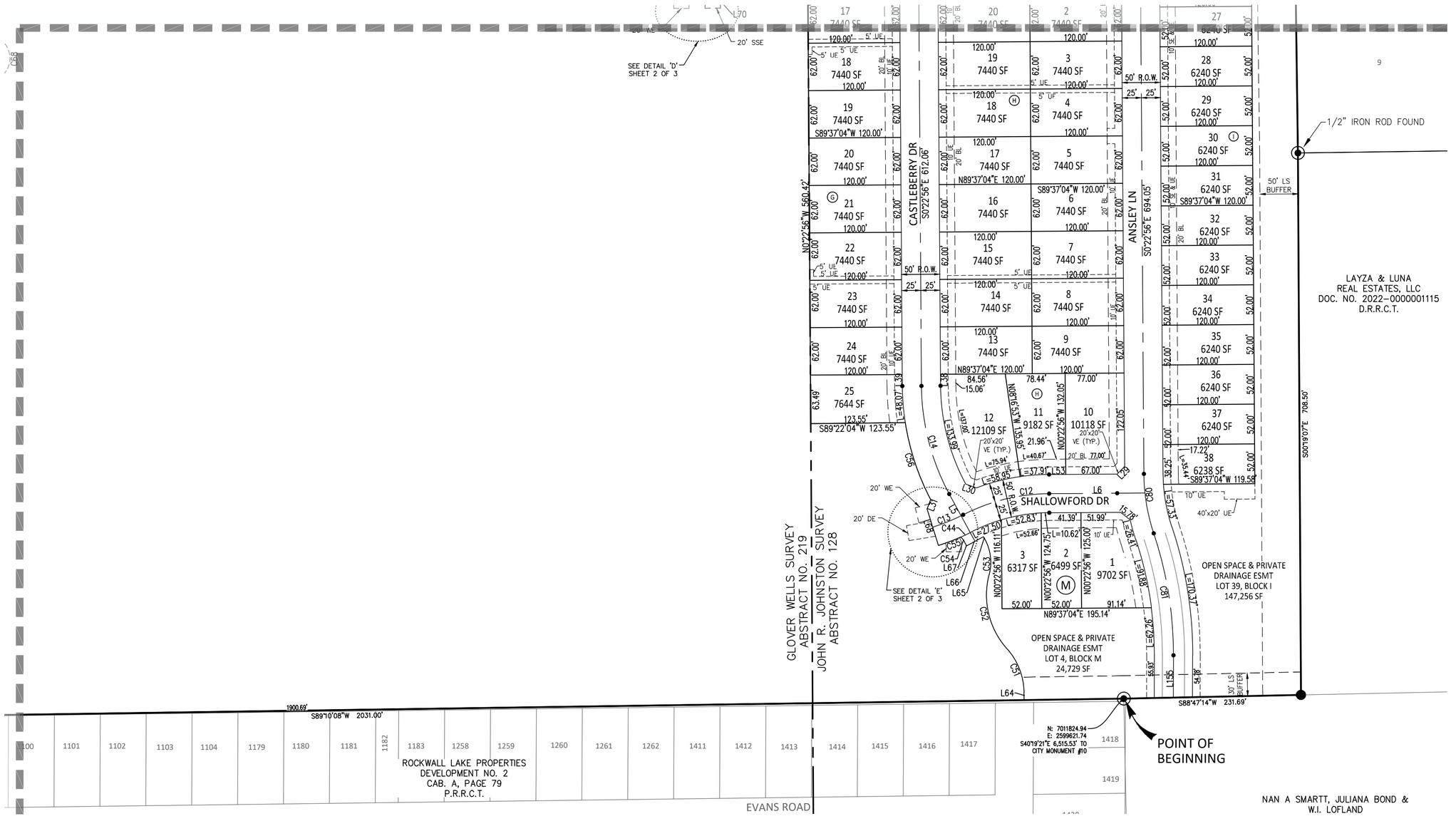
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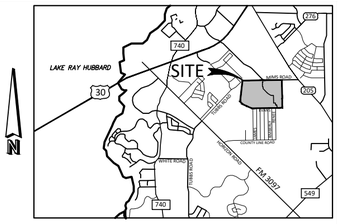
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MATCH LINE - SHEET 1 OF 6

MATCH LINE - SHEET 4 OF 6





VICINITY MAP
N.T.S.

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SHEET 2 OF 6

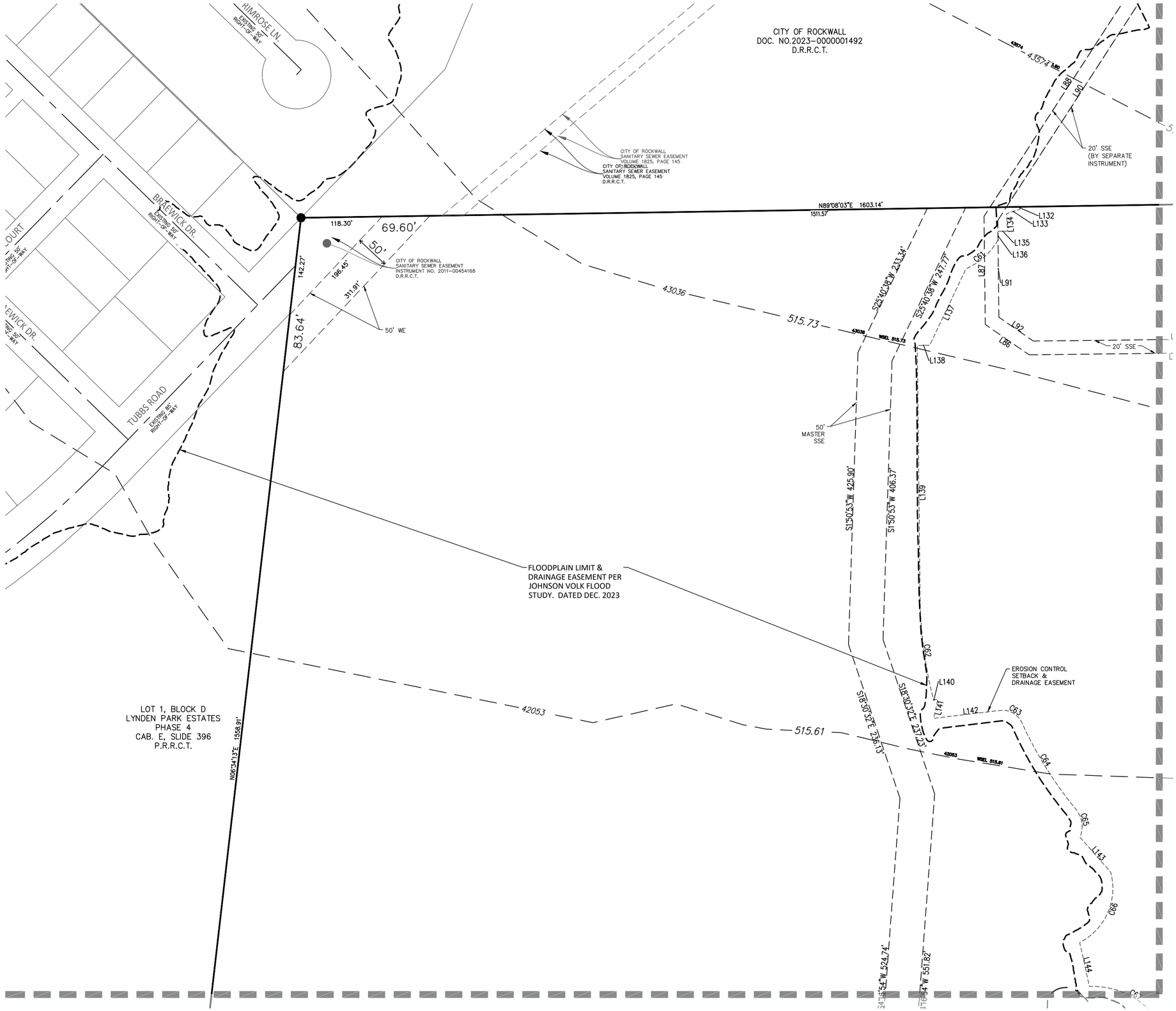
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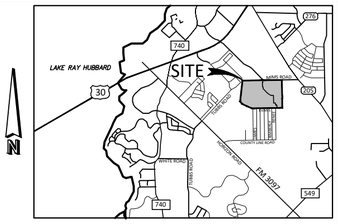
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LAND USE: SF-10
SHEET 3 OF 6

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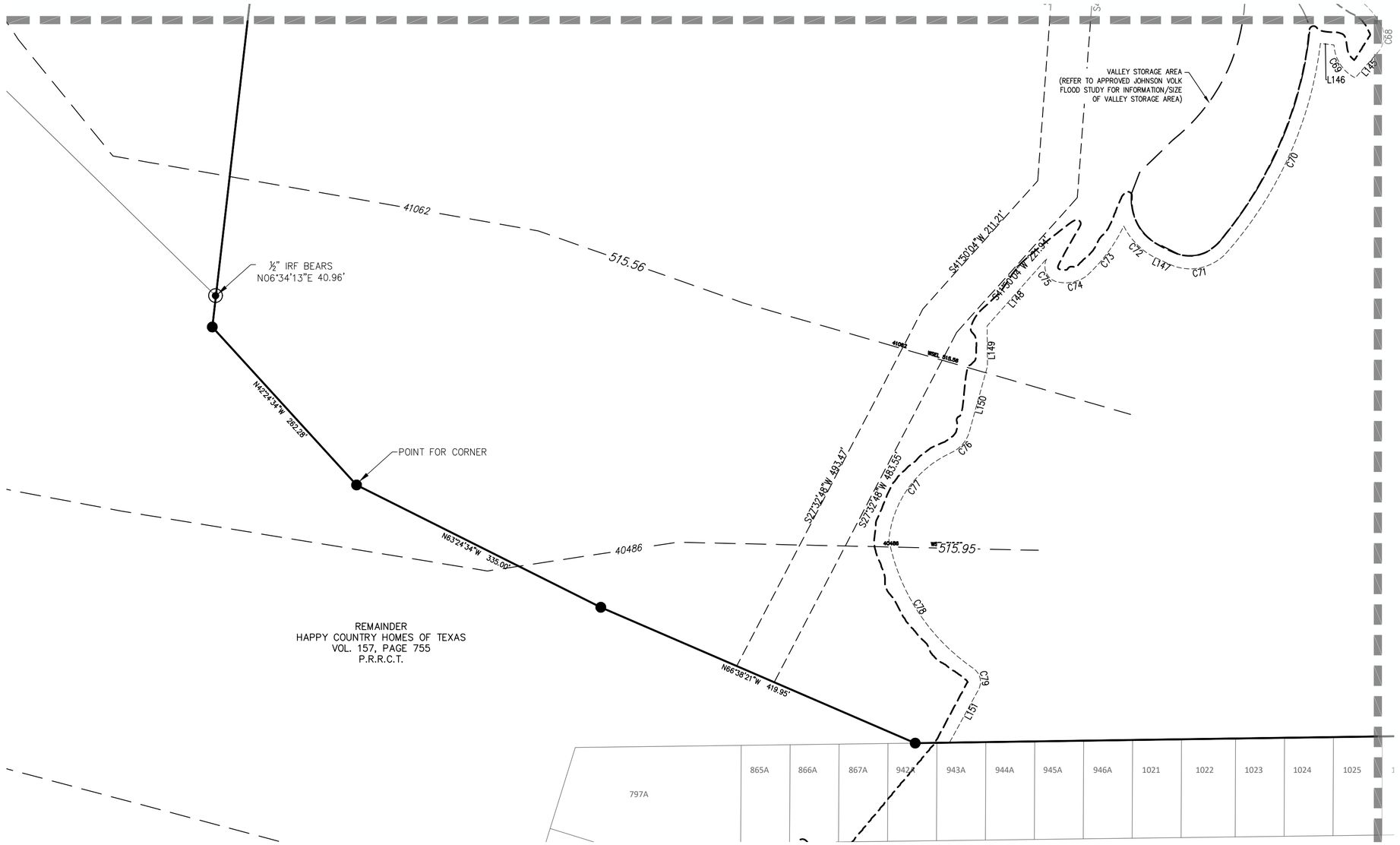
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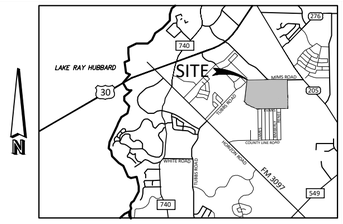
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MATCH LINE - SHEET 3 OF 6





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NORTH

100 50 0 100 200

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FINAL PLAT
PEACHTREE MEADOWS

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SHEET 4 OF 6

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Line Table		
Line	Length	Direction
L1	76.12	N43° 59' 40"W
L2	34.00	S01° 17' 33"W
L3	65.40	N89° 22' 04"E
L4	56.47	N00° 22' 56"W
L5	70.49	N28° 31' 41"W
L6	125.22	N89° 37' 04"E
L7	14.35	N44° 45' 59"W
L8	14.28	S45° 44' 30"W
L9	20.00	N89° 22' 04"E
L10	14.14	S44° 22' 04"W
L11	14.14	S45° 37' 56"E
L12	20.00	S89° 22' 04"W
L13	14.14	S44° 22' 04"W
L14	4.64	N00° 37' 56"W
L15	4.64	S00° 37' 56"E
L16	14.14	S45° 37' 56"E
L17	20.00	N89° 22' 04"E
L18	15.97	S53° 37' 04"E
L19	14.14	S44° 37' 04"W
L20	14.14	S45° 22' 56"E
L21	14.14	S44° 37' 04"W
L22	14.14	S44° 37' 04"W
L23	14.14	S45° 22' 56"E
L24	14.14	S45° 22' 56"E
L25	14.14	S44° 37' 04"W
L26	14.14	S45° 22' 56"E
L27	14.14	S44° 37' 04"W
L28	14.14	S45° 22' 56"E
L29	14.14	S44° 37' 04"W
L30	15.06	S70° 28' 23"E
L31	12.86	S21° 27' 06"W

Line Table		
Line	Length	Direction
L32	13.43	N59° 20' 04"E
L33	15.27	S27° 12' 21"E
L34	14.14	N88° 59' 40"W
L35	14.14	S01° 00' 20"W
L36	15.39	S63° 57' 28"E
L37	15.11	N30° 45' 11"E
L38	15.06	S00° 22' 56"E
L39	15.06	S00° 22' 56"E
L40	23.00	S00° 22' 56"E
L41	20.80	S00° 22' 56"E
L42	14.64	S00° 37' 56"E
L43	28.93	S54° 36' 39"W
L44	10.14	N89° 37' 04"E
L46	3.76	S43° 59' 40"E
L47	20.49	S89° 37' 04"W
L48	22.62	S43° 59' 40"E
L49	17.58	S43° 59' 40"E
L50	20.92	N43° 59' 40"W
L51	23.14	S43° 59' 40"E
L52	16.53	S00° 22' 56"E
L53	21.96	N89° 37' 04"E
L54	23.14	S43° 59' 40"E
L55	3.76	S43° 59' 40"E
L56	4.88	S43° 59' 40"E
L57	5.57	N89° 37' 04"E
L58	14.92	N89° 37' 04"E
L59	17.15	S43° 59' 40"E
L60	42.48	S45° 33' 31"E
L61	42.37	S44° 26' 29"W
L62	42.39	N45° 26' 01"W
L63	42.46	S44° 33' 59"W

Line Table		
Line	Length	Direction
L64	10.02	N00° 49' 52"W
L65	3.99	N28° 31' 41"W
L66	25.00	S61° 28' 19"W
L67	6.01	N28° 31' 41"W
L68	50.00	N17° 17' 24"W
L69	120.00	S89° 37' 04"W
L70	1.41	S00° 22' 56"E
L71	50.00	S89° 37' 04"W
L72	40.10	S89° 22' 04"W
L73	3.20	N89° 22' 04"E
L74	27.18	N89° 22' 04"E
L75	15.00	S89° 22' 04"W
L76	20.00	N00° 37' 56"W
L77	42.18	N89° 22' 04"E
L78	5.50	S00° 37' 56"E
L79	27.18	S89° 22' 04"W
L80	14.50	S00° 37' 56"E
L81	27.93	S89° 22' 04"W
L82	20.00	N00° 37' 56"W
L83	27.93	N89° 22' 04"E
L84	20.00	S00° 37' 56"E
L85	425.42	S89° 22' 04"W
L86	77.67	N55° 20' 07"W
L87	157.65	N00° 37' 56"W
L88	455.52	N32° 57' 40"E
L89	20.61	S43° 04' 39"E
L90	444.51	S32° 57' 40"W
L91	141.27	S00° 37' 56"E
L92	60.96	S55° 20' 07"E
L93	419.06	N89° 22' 04"E
L94	20.00	S00° 37' 56"E

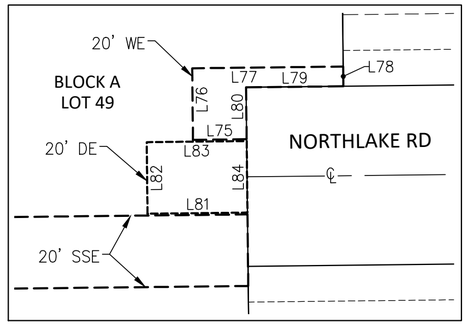
Line Table		
Line	Length	Direction
L97	15.00	S89° 22' 04"W
L98	20.00	N00° 37' 56"W
L99	15.00	N89° 22' 04"E
L100	20.00	S00° 37' 56"E
L101	20.00	N43° 59' 40"W
L102	15.00	S46° 00' 20"W
L103	20.00	S43° 59' 40"E
L104	15.00	N46° 00' 20"E
L105	20.00	S43° 59' 40"E
L106	26.30	N46° 00' 20"E
L107	20.00	N43° 59' 40"W
L108	26.30	S46° 00' 20"W
L109	14.50	S89° 37' 04"W
L110	5.84	N70° 40' 35"W
L111	16.97	S00° 22' 56"E
L112	20.00	N89° 37' 04"E
L113	15.00	N00° 22' 56"W
L114	20.00	N89° 37' 04"E
L115	16.41	N00° 22' 56"W
L116	5.50	S89° 37' 04"W
L117	1.41	S00° 22' 56"E
L118	14.50	S89° 37' 04"W
L119	15.00	S00° 22' 56"E
L120	14.50	N17° 17' 24"W
L121	20.00	S13° 32' 42"E
L122	7.11	N21° 27' 06"E
L123	20.18	S17° 17' 24"E
L124	35.17	S80° 24' 51"W
L125	20.00	N09° 35' 09"W
L126	32.47	N80° 24' 51"E
L127	6.43	S24° 13' 16"E

Line Table		
Line	Length	Direction
L128	12.41	S00° 37' 56"E
L129	20.00	N89° 22' 04"E
L130	8.23	S00° 37' 56"E
L131	3.28	S24° 13' 16"E
L132	3.33	S01° 08' 38"W
L133	20.60	S71° 38' 13"W
L134	25.67	S02° 40' 47"E
L135	13.88	S89° 22' 04"W
L136	12.51	S00° 37' 56"E
L137	123.48	S25° 24' 57"W
L138	18.07	S89° 22' 04"W
L139	367.86	S00° 37' 56"E
L140	6.32	N75° 31' 46"E
L141	28.73	S11° 59' 01"W
L142	97.92	N83° 13' 10"E
L143	67.86	S41° 21' 16"E
L144	65.46	S12° 26' 30"E
L145	41.77	S41° 41' 24"W
L146	16.74	N83° 56' 13"W
L147	24.57	N64° 34' 51"W
L148	110.72	S41° 30' 26"W
L149	48.80	S00° 37' 56"E
L150	83.43	S15° 22' 09"W
L151	73.95	S28° 48' 35"W
L155	55.35	N00° 06' 25"E

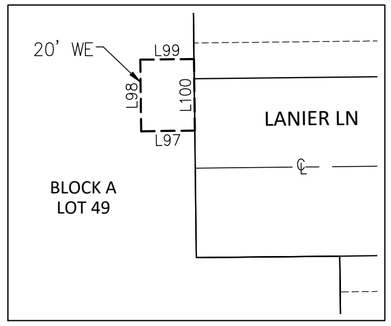
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	107.91	775.00	7°58'39"	107.82	N86° 38' 36"W
C2	107.91	775.00	7°58'39"	107.82	S86° 38' 36"E
C3	44.91	35.00	73°31'21"	41.89	N53° 52' 15"W
C4	117.31	250.00	26°53'05"	116.23	S30° 33' 08"E
C5	202.40	250.00	46°23'15"	196.92	S67° 11' 18"E
C6	82.86	250.00	18°59'27"	82.48	N79° 52' 21"E
C7	486.10	615.00	45°17'13"	473.54	S21° 21' 04"E
C8	497.91	615.00	46°23'15"	484.43	S67° 11' 18"E
C9	85.13	250.00	19°30'36"	84.72	S09° 22' 22"W
C10	54.98	35.00	90°00'00"	49.50	N45° 22' 56"W
C12	116.77	250.00	26°45'44"	115.71	S76° 14' 12"W
C13	43.00	250.00	9°51'16"	42.95	N67° 46' 58"E
C14	147.37	300.00	28°08'46"	145.90	S14° 27' 18"E
C15	245.97	325.00	43°21'45"	240.14	S22° 18' 48"E
C16	263.13	325.00	46°23'15"	256.00	S67° 11' 18"E
C17	54.98	35.00	90°00'00"	49.50	N44° 37' 04"E
C18	29.12	800.00	2°05'09"	29.12	N89° 35' 21"W
C19	20.07	800.00	1°26'15"	20.07	N83° 22' 24"W
C20	21.61	800.00	1°32'52"	21.61	S83° 25' 43"E
C21	4.11	10.00	23°33'23"	4.08	N77° 35' 23"E
C22	13.38	50.00	15°20'06"	13.34	S73° 28' 44"W
C23	4.64	10.00	26°34'16"	4.60	S07° 09' 53"E
C24	55.38	50.00	63°27'52"	52.59	N67° 07' 17"W
C25	26.57	275.00	5°32'10"	26.56	S46° 45' 45"E
C26	4.11	10.00	23°33'23"	4.08	S12° 09' 37"E
C27	28.78	50.00	32°58'26"	28.38	N07° 27' 06"W
C28	37.14	50.00	42°33'45"	36.29	N30° 19' 00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C29	53.74	50.00	61°34'35"	51.19	N82° 23' 10"E
C30	4.11	10.00	23°33'23"	4.08	N78° 36' 14"W
C31	37.14	50.00	42°33'45"	36.29	N30° 19' 00"E
C32	4.11	10.00	23°33'23"	4.08	N77° 50' 23"E
C33	1.07	50.00	1°13'22"	1.07	S66° 40' 22"W
C34	24.27	50.00	27°48'37"	24.03	N09° 16' 09"E
C35	4.11	10.00	23°33'23"	4.08	S11° 23' 46"W
C36	37.14	50.00	42°33'45"	36.29	N25° 55' 02"W
C37	190.34	161.80	67°24'08"	179.56	N75° 48' 26"W
C38	244.16	552.54	25°19'06"	242.18	N28° 40' 57"W
C44	16.49	275.00	3°26'09"	16.49	S64° 34' 25"W
C45	7.08	180.00	2°15'18"	7.08	S42° 52' 02"E
C46	28.39	470.00	3°27'39"	28.39	S45° 43' 30"E
C47	28.39	470.00	3°27'39"	28.39	S45° 43' 30"E
C48	30.97	180.00	9°51'27"	30.93	S48° 55' 24"E
C49	24.92	625.00	2°17'04"	24.92	S83° 47' 49"E
C50	29.12	925.00	1°48'14"	29.12	N89° 43' 49"W
C51	63.06	87.51	41°17'02"	61.70	N21° 28' 29"W
C52	103.50	105.19	56°22'36"	99.37	N13° 22' 00"W
C53	47.35	62.50	43°24'15"	46.22	N06° 49' 33"W
C54	8.06	20.50	22°30'57"	8.00	N39° 47' 09"W
C55	30.81	276.35	6°23'16"	30.79	S69° 30' 30"W
C56	106.60	325.00	18°47'33"	106.12	N18° 15' 09"W
C57	356.84	760.00	26°54'07"	353.57	N57° 26' 44"W
C58	15.65	239.50	3°44'41"	15.65	N74° 34' 57"E
C59	18.80	219.50	4°54'22"	18.79	N74° 00' 06"E
C60	20.03	276.35	4°09'11"	20.03	S68° 43' 04"W

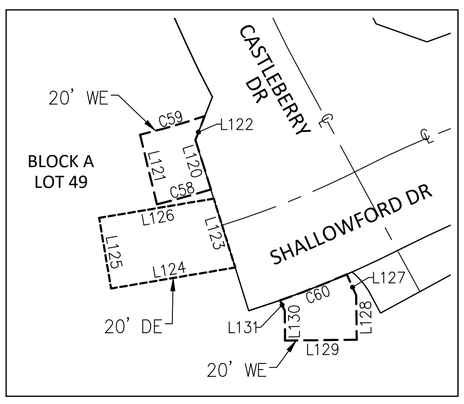
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C61	63.90	98.80	37°03'09"	62.79	S47° 57' 20"W
C62	150.95	625.00	13°50'18"	150.59	S07° 33' 05"E
C63	37.88	30.00	72°20'43"	35.41	S60° 36' 29"E
C64	150.15	570.97	15°04'01"	149.71	S31° 58' 08"E
C65	43.03	39.22	62°52'11"	40.91	S08° 04' 53"E
C66	121.28	89.01	78°03'52"	112.11	S23° 45' 17"W
C67	124.39	118.45	60°10'11"	118.75	S61° 57' 49"E
C68	38.52	30.00	73°34'08"	35.93	S04° 54' 20"W
C69	50.24	48.24	59°39'39"	48.00	N32° 39' 12"W
C70	284.75	472.73	34°30'45"	280.46	S24° 07' 21"W
C71	77.53	60.00	74°02'25"	72.25	S78° 23' 56"W
C72	50.07	86.82	33°02'34"	49.38	N43° 00' 04"W
C73	78.16	192.55	23°15'28"	77.63	S36° 56' 23"W
C74	39.38	43.94	51°20'35"	38.07	S81° 34' 04"W
C75	33.54	19.83	96°56'09"	29.68	N19° 21' 49"W
C76	35.14	40.00	50°20'10"	34.02	S40° 32' 14"W
C77	137.41	131.64	59°48'22"	131.26	S35° 48' 08"W
C78	194.04	248.11	44°48'33"	189.13	S33° 15' 11"E
C79	29.48	20.00	84°28'03"	26.89	S13° 25' 26"E
C80	52.67	250.00	12°04'19"	52.58	S06° 25' 05"E
C81	162.26	500.00	18°35'37"	161.55	N09° 11' 23"W



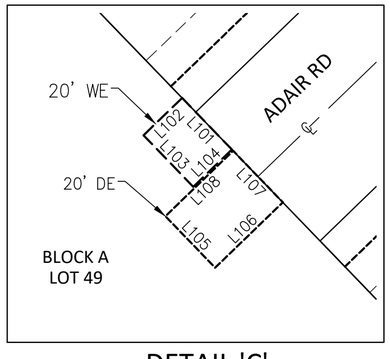
DETAIL 'A'
SCALE: 1"=30'



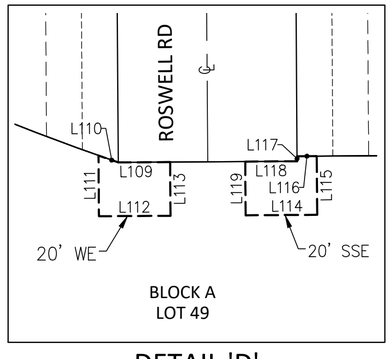
DETAIL 'B'
SCALE: 1"=30'



DETAIL 'E'
SCALE: 1"=30'



DETAIL 'C'
SCALE: 1"=30'



DETAIL 'D'
SCALE: 1"=30'

GENERAL NOTES:

1. OPEN SPACE LOTS AND DRAINAGE AND DETENTION SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE HOA.
2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
   - 2.1. WATER – CONNECTIONS TO EXISTING WATER LINE AT MIMS ROAD
   - 2.2. WASTEWATER – CONNECTION TO EXISTING WASTEWATER LINE AT MIMS ROAD
   - 2.3. ROADWAY – CONNECTIONS TO EXISTING ROADWAYS MIMS ROAD & RENEE DRIVE
   - 2.4. DRAINAGE – DRAINAGE TO DETENTION PONDS
3. ALL LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION

FINAL PLAT
PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-39, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L; LOTS 1-4, BLOCK M
140.494 ACRES/6,119,939 SQ. FT.
147 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2025-014

June 23, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 5 OF 6

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, 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 140.494 acre tract of land situated in the Glover Wells Survey, Abstract Number 219 and the John R. Johnston Survey, Abstract Number 128 of Rockwall County, Texas, and being that tract of land conveyed to Qualico Developments (U.S.), Inc. according to the documents filed of record in Document Nos. 20230000009140, 20230000009141, 20230000009142 and 20230000009143, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the south line of said Qualico Developments (U.S.), Inc. tract, same being the common northeast corner of ROCKWALL LAKE PROPERTIES DEVLOPMENT NO. 2, an Addition to the City of Rockwall, Rockwall County, Texas according to the plat filed of record in Cabinet A, Page 79, Plat Records, Rockwall County, Texas (P.R.R.C.T.) and being the common northwest corner of that tract of land conveyed to Nan A. Smartt, Juliana Bond and W.I. Lofland according to the document filed of record in Volume 98, Page 759 (D.R.R.C.T.);

THENCE S 89° 10' 08" W with the south line of said Qualico Developments (U.S.), Inc. tract, same being the common north line of said Addition, for a distance of 2,031.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" found for a corner of this tract;

THENCE leaving said common line, continuing with the south line of said Qualico Developments (U.S.), Inc. tract the following three (3) courses and distances:

N 66° 38' 21" W, a distance of 419.95 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" found for a corner of this tract;
N 63° 24' 34" W, a distance of 335.00 feet to a point for corner of this tract, located within the limits of the current water level of a large pond;
N 42° 24' 34" W, a distance of 262.28 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" found for a corner of this tract;

THENCE N 06° 34' 13" E, passing at a distance of 40.96 feet a 1/2" iron rod found for the southeast corner of Lot 1, Block D, Lynden Park Estates, Phase 4, an addition to the City of Rockwall according to the plat filed of record in Cabinet E, Slide 396 Plat Records Rockwall County, Texas (P.R.R.C.T.), continuing with the east line of said Lynden Park Estates, Phase 4 for a distance of 1,558.91 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" found for the northeast corner of said Lynden Park Estates, same being the southeast corner of Highland Meadows, an addition to the City of Rockwall according to the plat filed of record in Cabinet C, Page 301/302 (P.R.R.C.T.), also being the southwest corner of that tract of land conveyed to Rayburn Country Electric Cooperative, Inc. according to the document filed of record in Document Number 20210000024965 (D.R.R.C.T.) and being the common northwest corner of this tract;

THENCE N 89° 08' 03" E with the south line of said Rayburn Country Electric Cooperative, Inc. tract, same being common with the north line of this tract, a distance of 1603.14 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" found for a common corner of said tract and this tract, from which a found 60-D Nail found for a reference to said corner bears S 31° 40' 24" E, 0.71 feet, also from said corner, a 5/8" iron rod found for reference to said corner bears S 43° 21' 16" E, 28.37 feet;

THENCE N 89° 30' 54" E, continuing with said common line, for a distance of 1,320.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" found for the northeast corner of this tract, from which a 3/8" iron rod found for reference to said corner bears S 82° 16' 02" E, 3.04 feet;

THENCE S 00° 46' 51" E, leaving said common line, with the west line of Rockwall 205 Business Park, an addition to the City of Rockwall, according to the plat filed of record in Cabinet C, Page 7 (P.R.R.C.T.) for a distance of 1,351.47 feet to a 1/2" iron rod found for the southwest corner of said addition, the northwest corner of that tract of land conveyed to Layza & Luna Real Estate, LLC according to the document filed of record in Document Number 20220000001115 (D.R.R.C.T.) and common corner of this tract;

THENCE S 00° 19' 07" E with the west line of said Layza & Luna Real Estate, LLC tract, for a distance of 708.50 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" found in the north line of the above-mentioned Nan A. Smartt, Juliana Bond and W.I. Lofland tract, for the southwest corner of said Layza & Luna Real Estate, LLC tract and common southeast corner of this tract;

THENCE S 88° 47' 14" W, with said north line, a distance of 231.69 feet to the POINT OF BEGINNING and containing 6,119,939 square feet or 140.494 acres of land.

GENERAL NOTES:

1. SUBDIVIDERS STATEMENT: SELLING A PORTION OF THIS ADDITION BY MEETS AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND *CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE*, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
2. PUBLIC IMPROVEMENT STATEMENT: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDINGS PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ROCKWALL DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUE, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
3. DRAINAGE AND DETENTION EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
4. ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.
5. STREET APPURTENANCES: ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF _____ §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **PEACHTREE MEADOWS** 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 **PEACHTREE MEADOWS** 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 _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of QUALICO DEVELOPMENTS (U.S), INC., 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 _____, 2025.

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

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 §

BEFORE ME, the undersigned authority, on this day personally appeared RYAN S. REYNOLDS, 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 _____, 2025.

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

APPROVED:

I hereby certify that the above and forgoing Final Plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on ___ day of _____, 2025.

_____ _____
MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING COMMISSION CHAIRMAN

_____ _____
CITY SECRETARY CITY ENGINEER

FINAL PLAT
PEACHTREE MEADOWS

LOTS 1-6, & 49, BLOCK A; LOTS 7 & 8, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
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140.494 ACRES/6,119,939 SQ. FT.
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SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2025-014

June 23, 2025
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 6 OF 6

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

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

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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

GENERAL NOTES

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 be 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 proper 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. 972-771-7770. 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:
   a. No more than 500 linear feet of trench may be opened at one time.
   b. 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.
   c. 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 (20^{th}) 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.. Conshield 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.

GENERAL CONSTRUCTION NOTES
Sheet 1 of 2
October 2020

CITY OF ROCKWALL
ENGINEERING DEPARTMENT

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Rockwall, Texas 75087
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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"	3,000	N/A	5.5	#3 bars	24"
Parking Lot/Drive Aisles	5"	3,000	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 (20^{th}) 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 DRWINGS/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."

GENERAL CONSTRUCTION NOTES
Sheet 2 of 2
October 2020

CITY OF ROCKWALL
ENGINEERING DEPARTMENT

385 S. Goliad
Rockwall, Texas 75087
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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:

Johnson Volk Consulting, Inc.

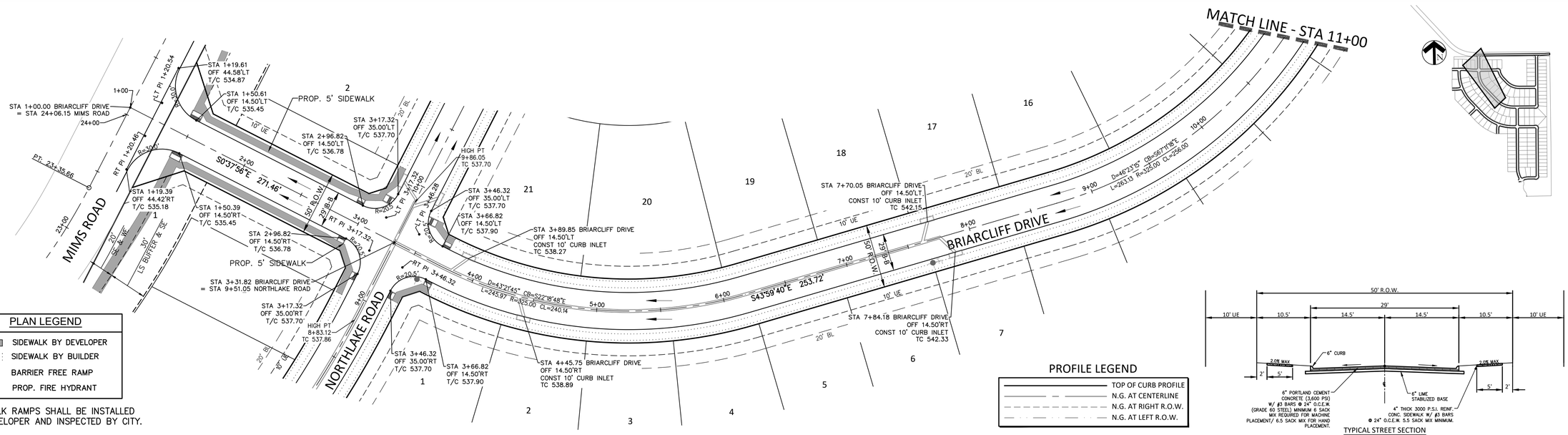
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

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

JVC No 501A

8

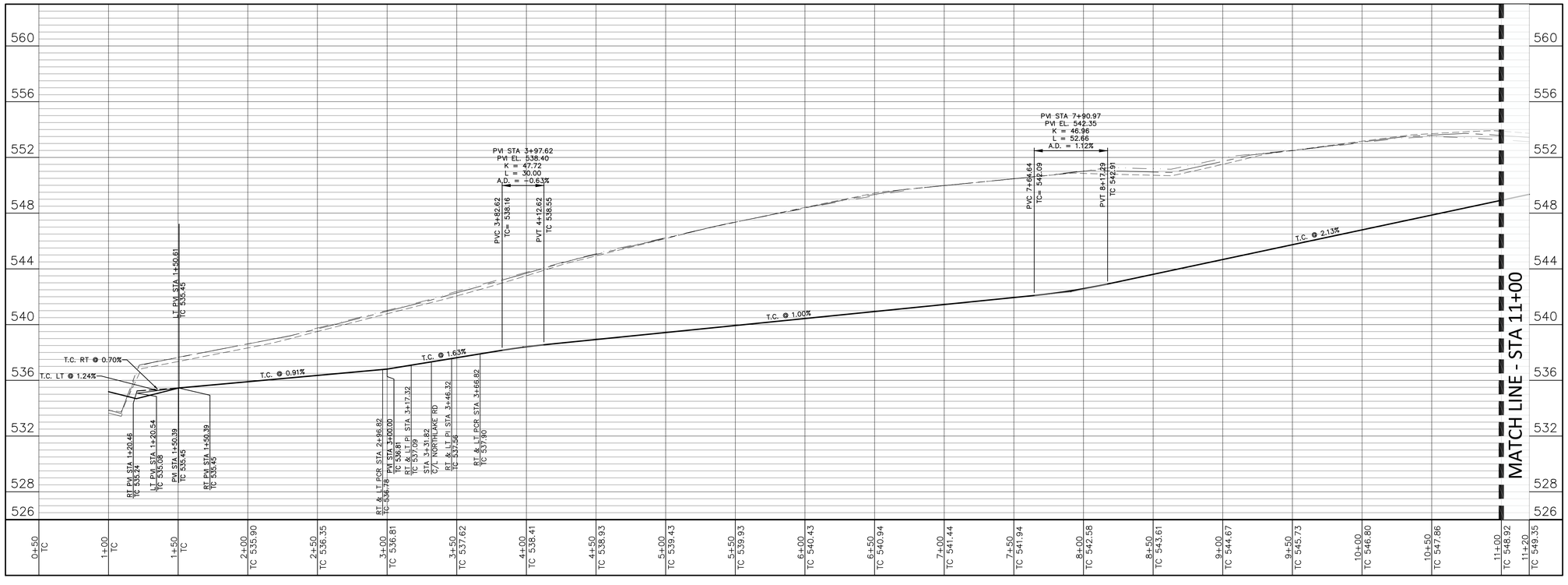
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SIDEWALK RAMPS SHALL BE INSTALLED BY DEVELOPER AND INSPECTED BY CITY.

TYPICAL STREET SECTION
N.T.S.

BRIARCLIFF DRIVE



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'

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."

CAUTION!!!
EXISTING UTILITIES

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NORTH
40 20 0 40
SCALE 1" = 40'

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

PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING & PROFILE PLAN - BRIARCLIFF DR -
SHEET 1 OF 2

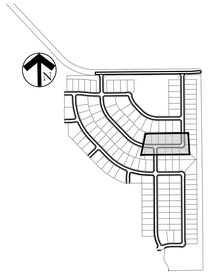
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

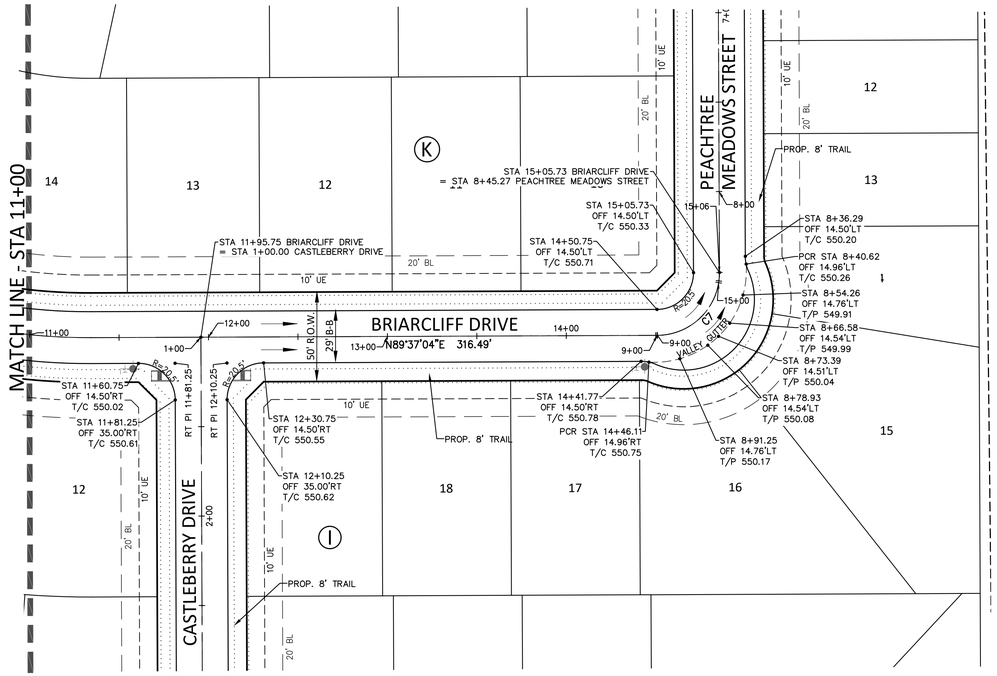
SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 501A

9

j:\civil 3d projects\qpcs - quelleo companies\qpcs501 - mims road property\jvc plans\dwgs\sheets\construction plans\qpcs501 ph1 - paving plan & profile 1.dwg





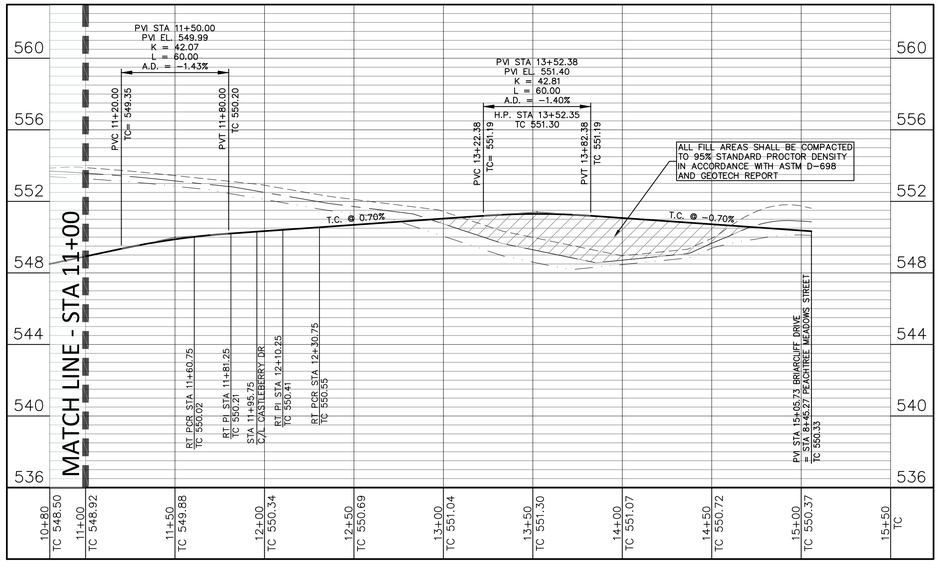
Curve Table					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C7	90°00'00"	35.00	54.98	S44° 37' 04.26"W	49.50

PLAN LEGEND

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

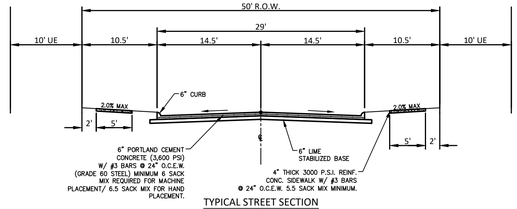
SIDEWALK RAMPS SHALL BE INSTALLED BY DEVELOPER AND INSPECTED BY CITY.

BRIARCLIFF DRIVE



PROFILE LEGEND

- TOP OF CURB PROFILE
- N.G. AT CENTERLINE
- N.G. AT RIGHT R.O.W.
- N.G. AT LEFT R.O.W.



TYPICAL STREET SECTION
N.T.S.

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'

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NORTH
40 20 0 40
SCALE 1" = 40'

1	

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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING & PROFILE PLAN - BRIARCLIFF DR - SHEET 2 OF 2

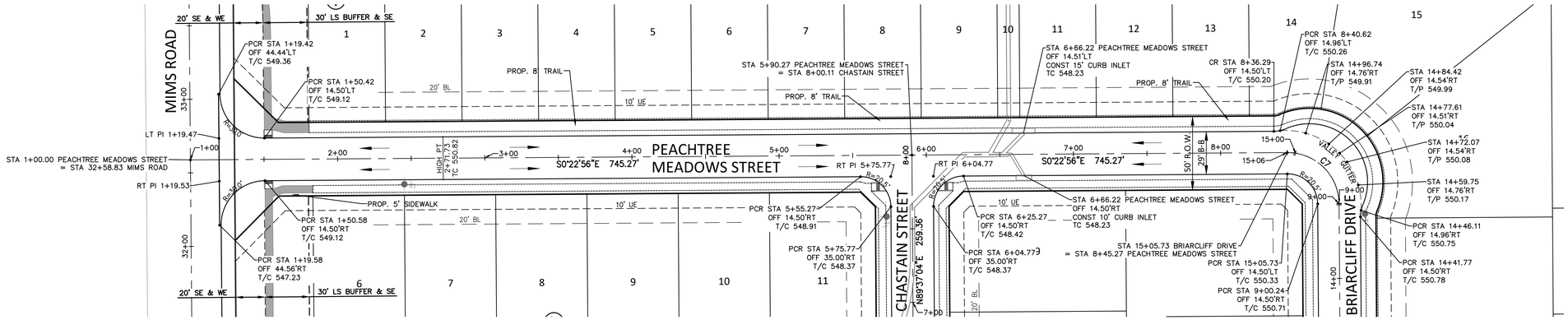
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

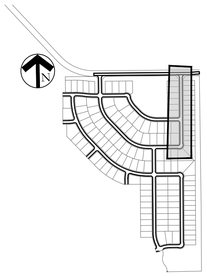
SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 501A

10

J:\civil 3d projects\jvc - qualico companies \jvc501 - mims road projects \jvc plans \dwg \sheets \construction plans \jvc501 ph1 - paving plan & profile 1.dwg

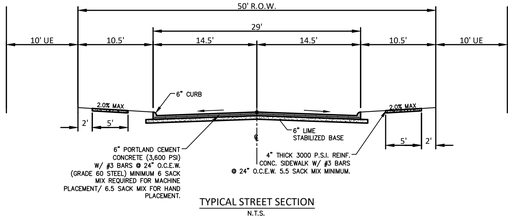




PLAN LEGEND

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

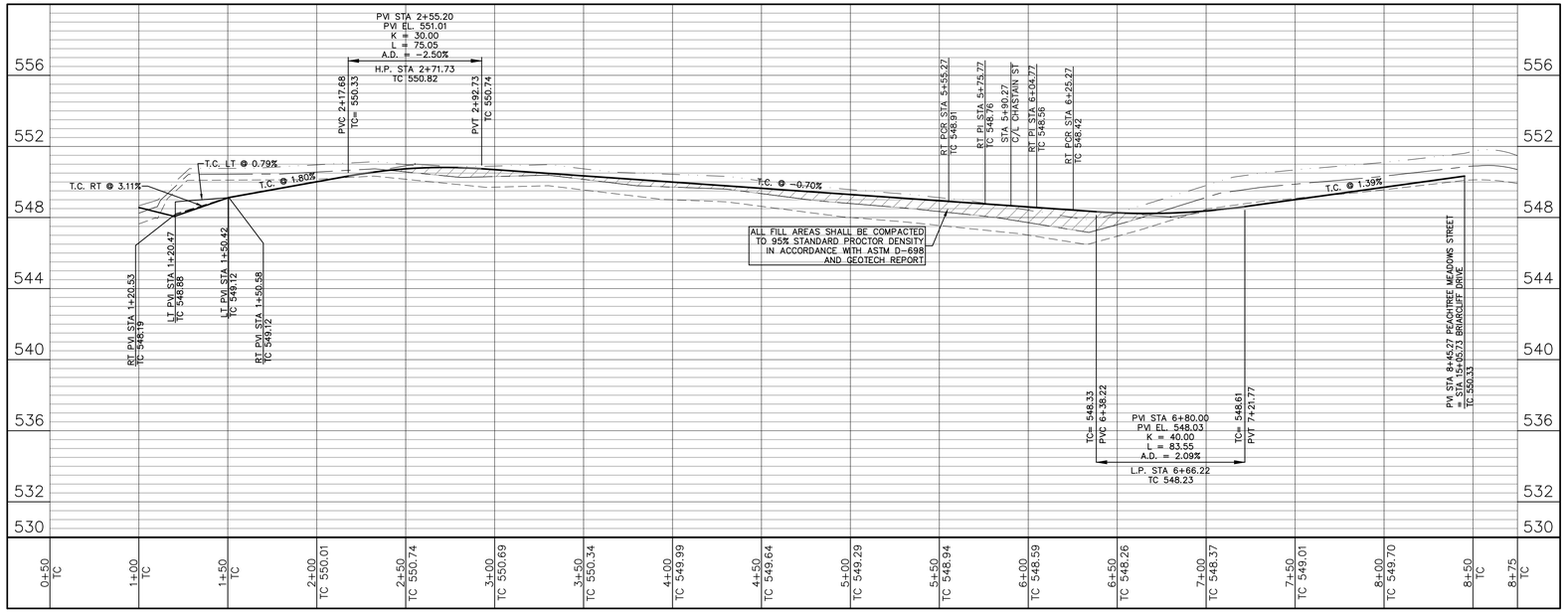
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TYPICAL STREET SECTION
N.T.S.

Curve Table					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C7	90°00'00"	35.00	54.98	S44° 37' 04.26"W	49.50

PEACHTREE MEADOWS STREET



PROFILE LEGEND

- TOP OF CURB PROFILE
- N.G. AT CENTERLINE
- N.G. AT RIGHT R.O.W.
- N.G. AT LEFT R.O.W.

BENCHMARKS

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ELEVATION = PLAN 565.98' FIELD 566.02'

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NORTH
40 20 0 40
SCALE 1" = 40'

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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING & PROFILE PLAN -
PEACHTREE MEADOWS ST

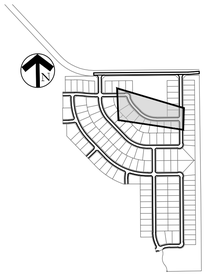
STATE OF TEXAS
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LICENSED
PROFESSIONAL ENGINEER

SCALE:
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One Inch

JVC No 501A

11

J:\civil 3d projects\qpco - qualico companies \qpco501 - mims road property \jvc plans \dwgs\sheets \construction plans \qpco501 ph1 - paving plan & profile 2.dwg

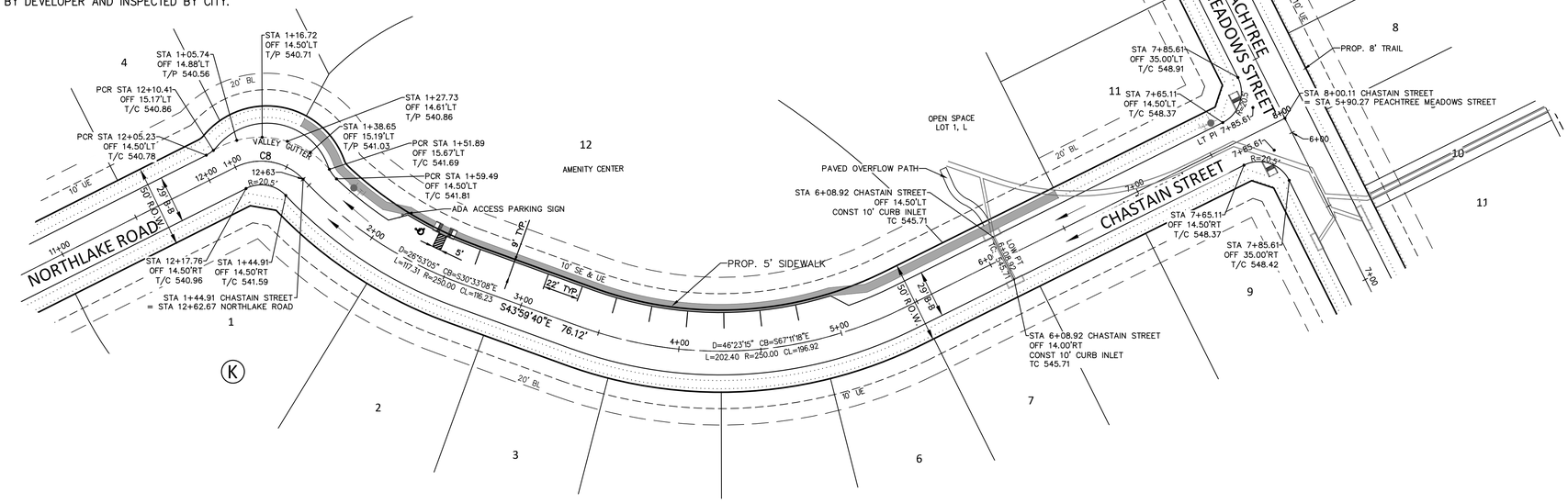


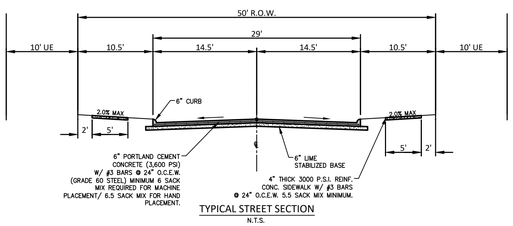
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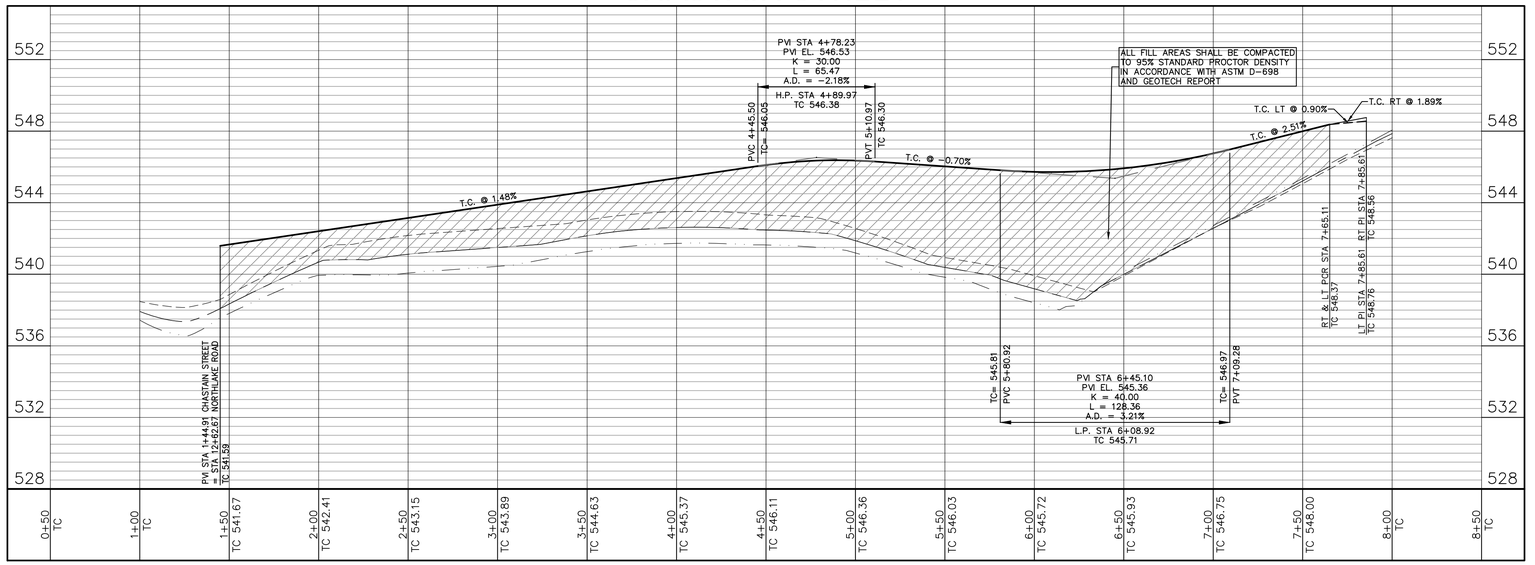
Curve Table					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C8	73°31'21"	35.00	44.91	S53° 52' 15.43"E	41.89





TYPICAL STREET SECTION
N.T.S.

CHASTAIN STREET



PROFILE LEGEND

- TOP OF CURB PROFILE
- N.G. AT CENTERLINE
- N.G. AT RIGHT R.O.W.
- N.G. AT LEFT R.O.W.

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NORTH
40 20 0 40
SCALE 1" = 40'

1	

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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING & PROFILE PLAN - CHASTAIN ST

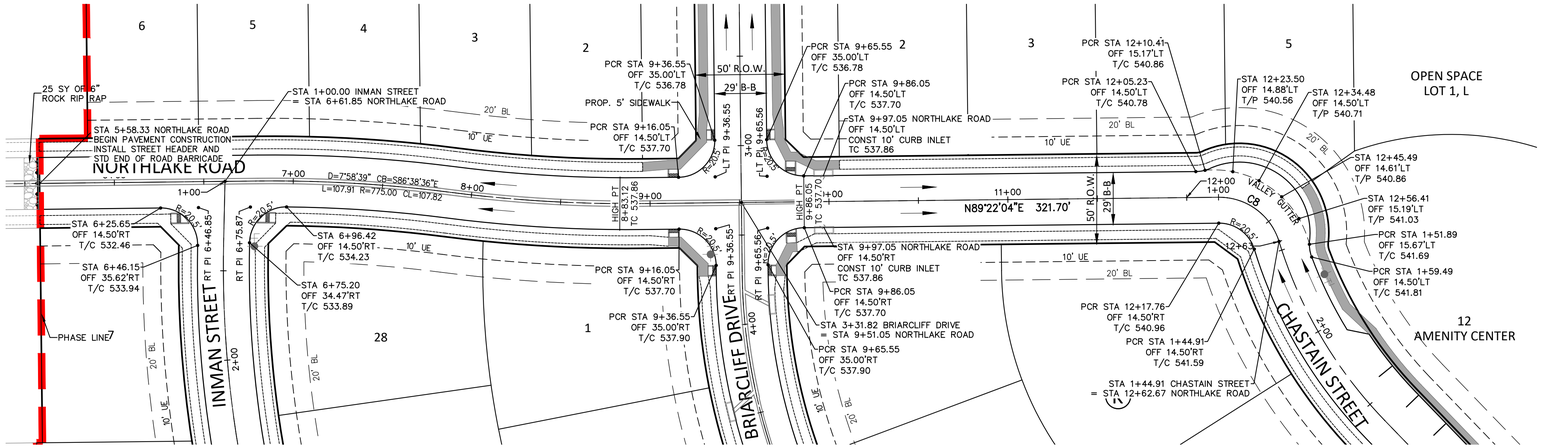
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

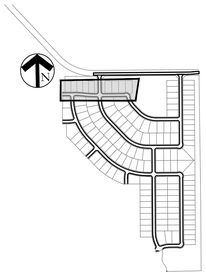
SCALE:
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One Inch

JVC No 501A

12

J:\civil 3d projects\jvc - qualico companies \qvc501 - mims road property \svc plans\dwg\sheets \construction plans \qvc501 ph1 - paving plan & profile 1.dwg





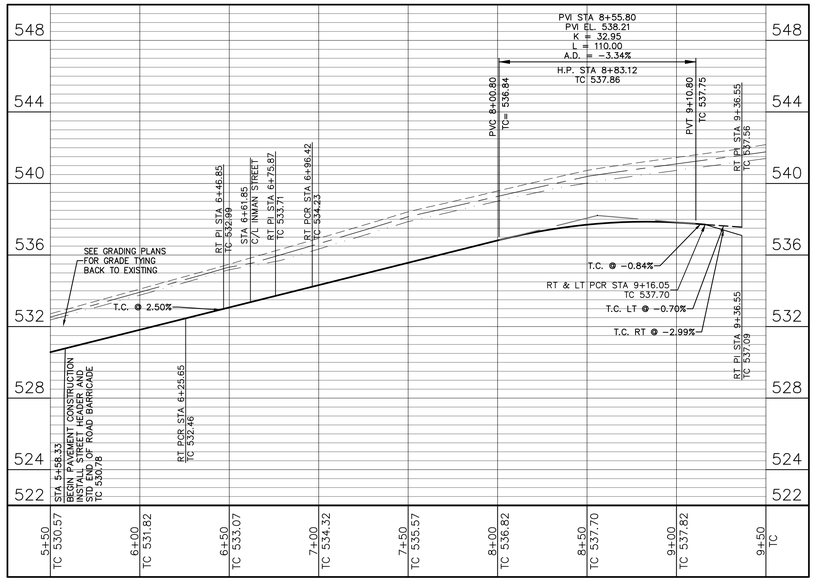
PLAN LEGEND

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

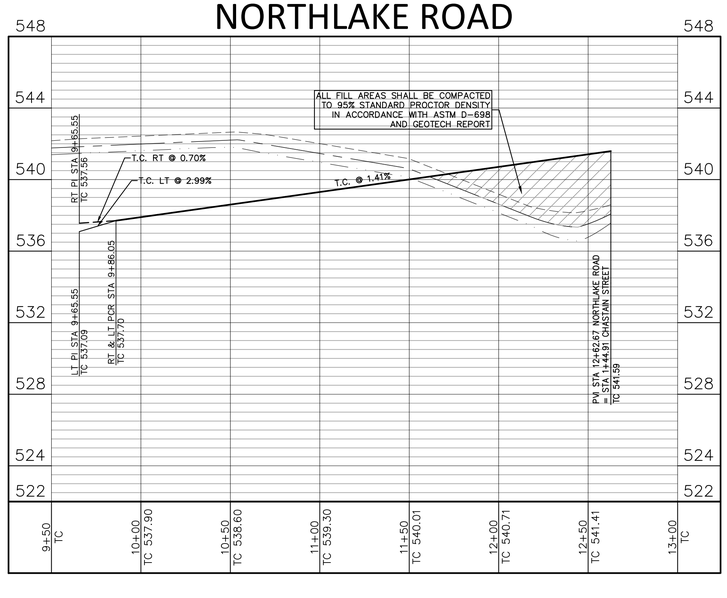
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C1	90°00'00"	35.00	54.98	S44° 22' 04.26"W	49.50

NORTHLAKE ROAD

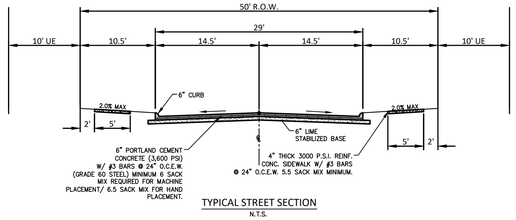


NORTHLAKE ROAD



PROFILE LEGEND

- TOP OF CURB PROFILE
- N.G. AT CENTERLINE
- N.G. AT RIGHT R.O.W.
- N.G. AT LEFT R.O.W.



TYPICAL STREET SECTION
N.T.S.

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NORTH
40 20 0 40
SCALE 1" = 40'

1	
2	
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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING & PROFILE PLAN - NORTHLAKE RD

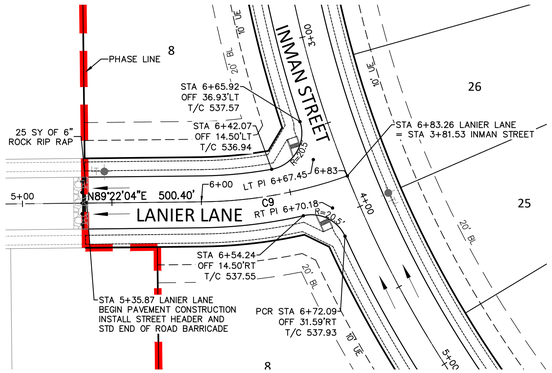
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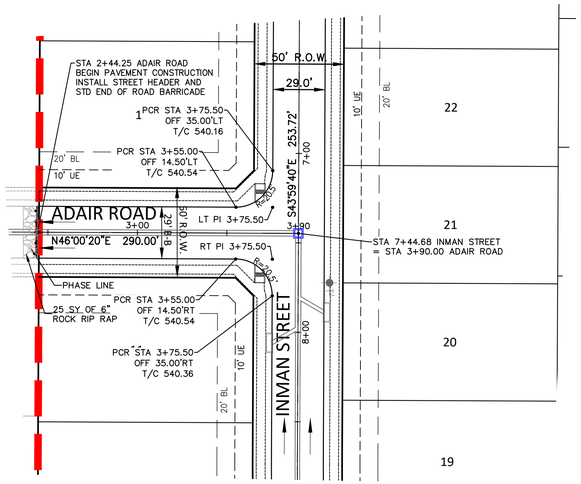
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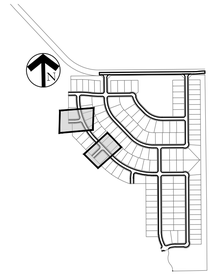
JVC No 501A

13

J:\civil 3d projects\jvc - quilico companies \qco501 - mims road property\jvc plans \dwg\ sheets \construction plans \qco501 ph1 - paving plan & profile 2.dwg





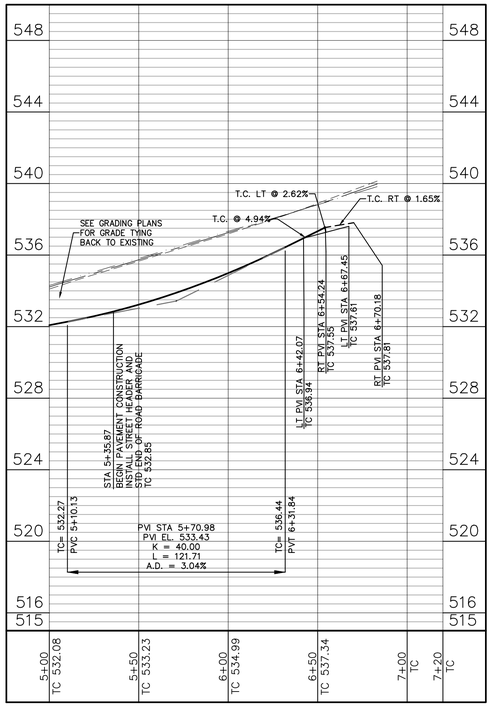


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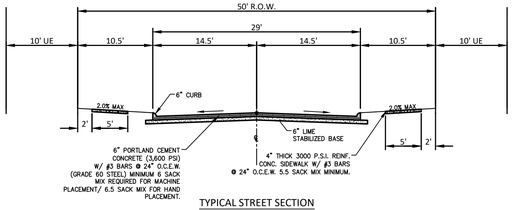
LANIER LANE



Curve Table					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C9	18°59'27"	250.00	82.86	N79° 52' 20.67"E	82.48

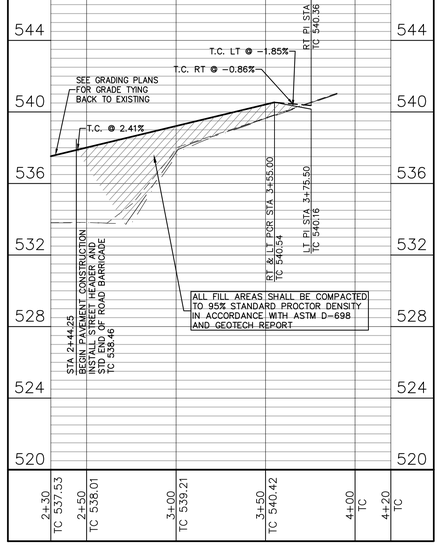
PROFILE LEGEND

- TOP OF CURB PROFILE
- N.G. AT CENTERLINE
- N.G. AT RIGHT R.O.W.
- N.G. AT LEFT R.O.W.



TYPICAL STREET SECTION
N.T.S.

ADAIR ROAD





SCALE 1" = 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.
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'

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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

PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING & PROFILE PLAN -
LANIER LN & ADAIR RD

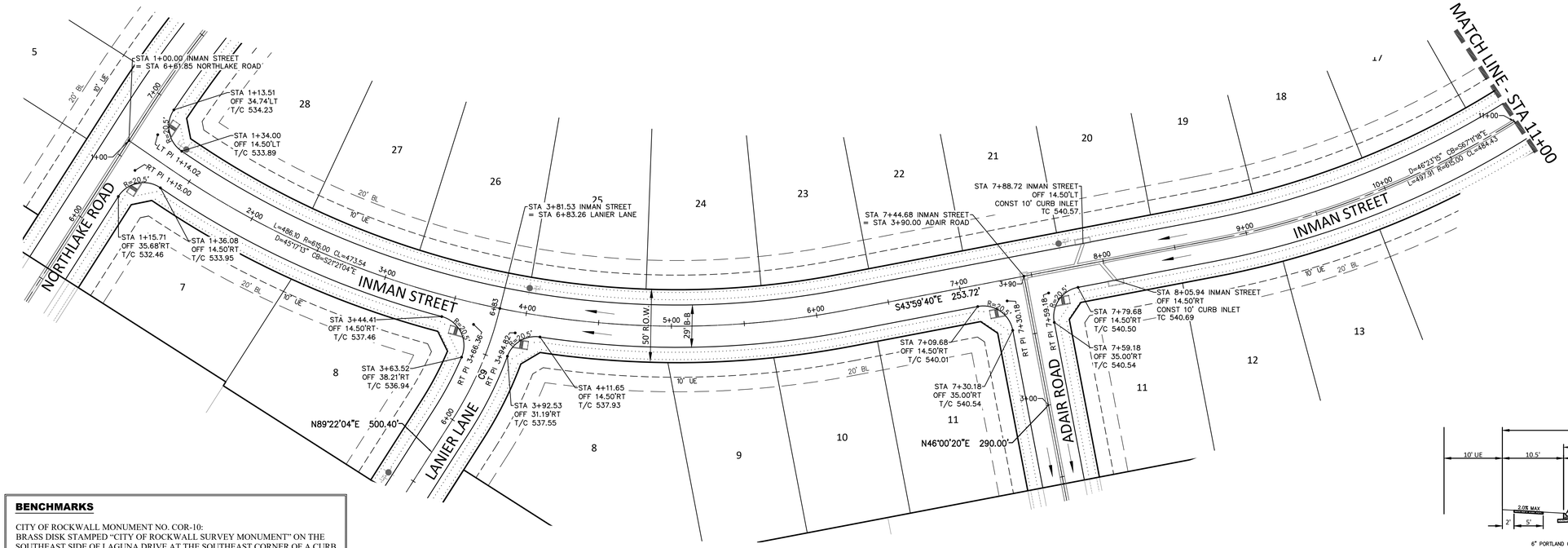
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER

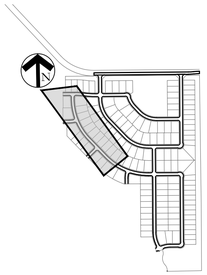
SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 501A

14

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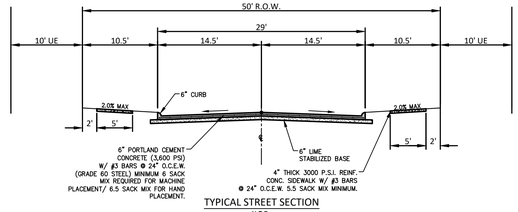




PLAN LEGEND

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

SIDEWALK RAMPS SHALL BE INSTALLED BY DEVELOPER AND INSPECTED BY CITY.



TYPICAL STREET SECTION
N.T.S.

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ELEVATION = PLAN 521.61' FIELD 521.57'

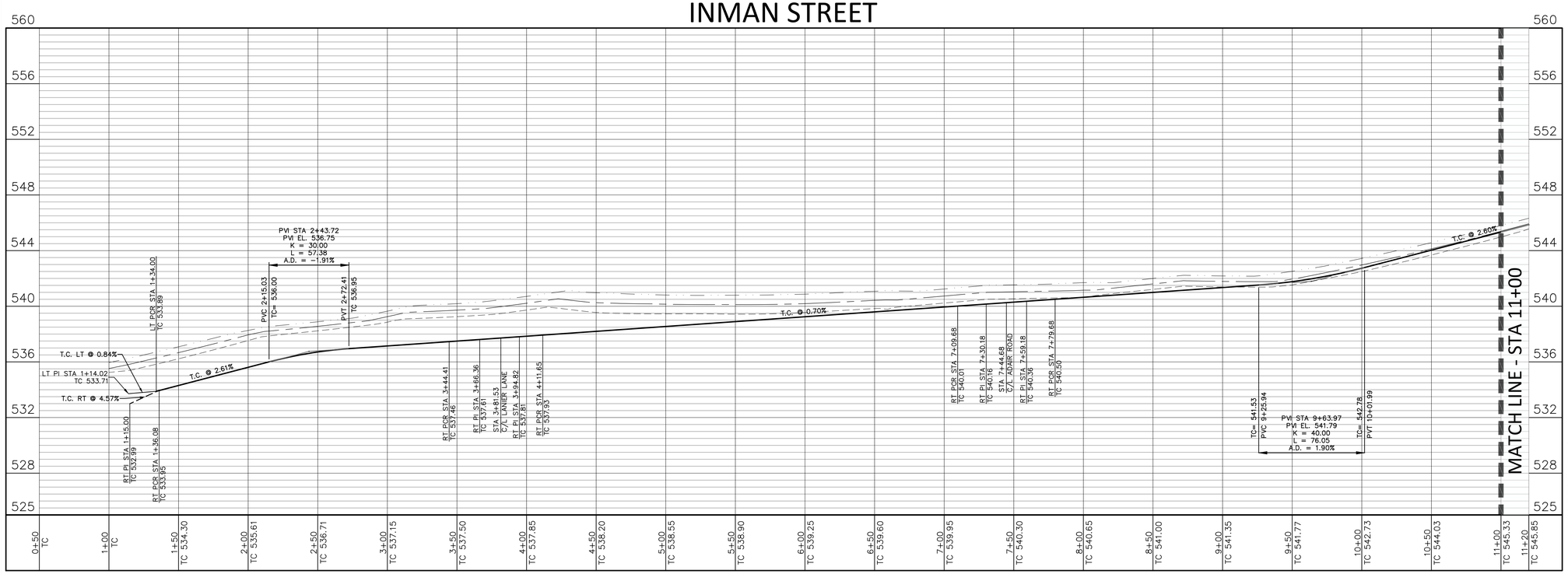
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ELEVATION = PLAN 565.98' FIELD 566.02'

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INMAN STREET



PROFILE LEGEND

- TOP OF CURB PROFILE
- N.G. AT CENTERLINE
- N.G. AT RIGHT R.O.W.
- N.G. AT LEFT R.O.W.

NORTH
40 20 0 40
SCALE 1" = 40'

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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING & PROFILE PLAN - INMAN ST - SHEET 1 OF 2

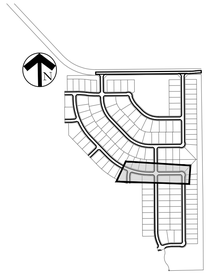
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER

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

JVC No 501A

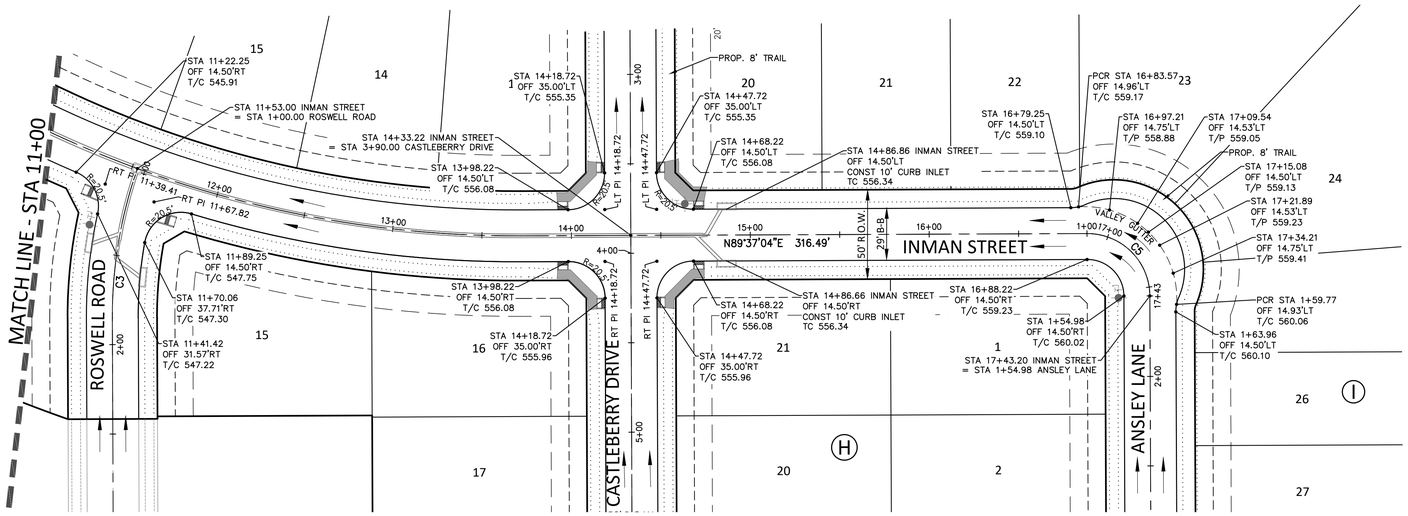
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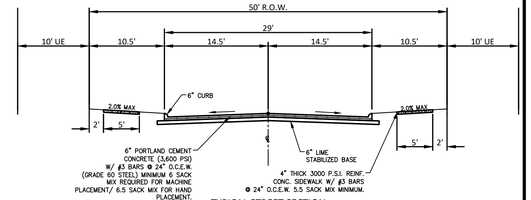
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PLAN LEGEND

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



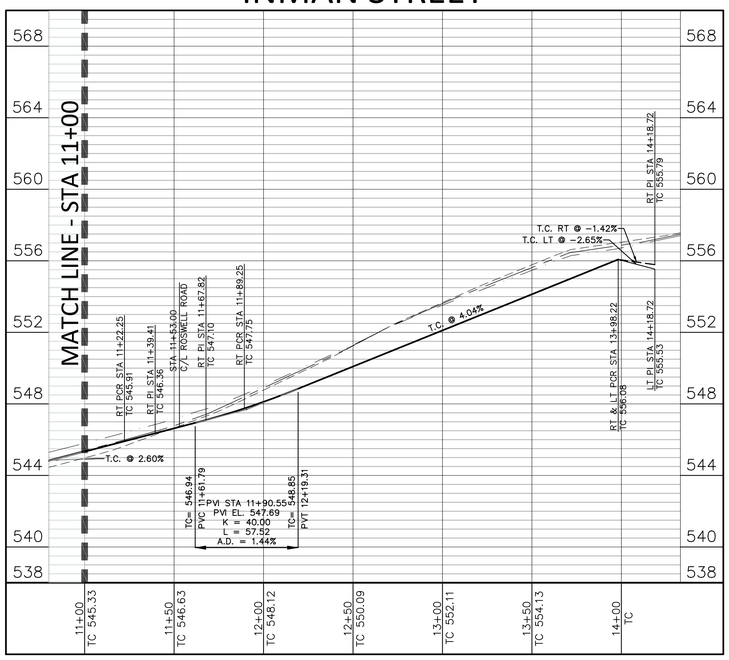


TYPICAL STREET SECTION
N.T.S.

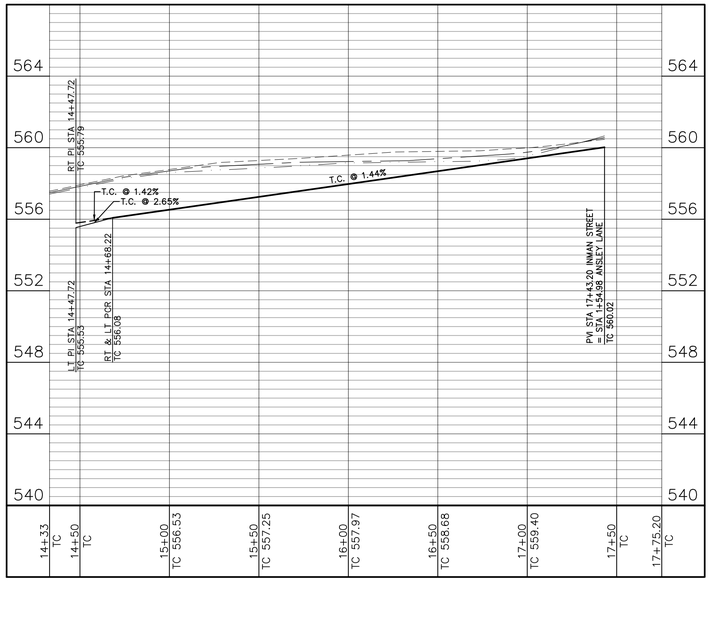
Curve Table					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C5	90°00'00"	35.00	54.98	S45° 22' 55.74"E	49.50

SIDEWALK RAMPS SHALL BE INSTALLED BY DEVELOPER AND INSPECTED BY CITY.

INMAN STREET



INMAN STREET



PROFILE LEGEND

- TOP OF CURB PROFILE
- N.G. AT CENTERLINE
- N.G. AT RIGHT R.O.W.
- N.G. AT LEFT R.O.W.

BENCHMARKS

CITY OF ROCKWALL MONUMENT NO. COR-10:
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ELEVATION = PLAN 521.61' FIELD 521.57'

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ELEVATION = PLAN 565.98' FIELD 566.02'

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NORTH
40 20 0 40
SCALE 1" = 40'

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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING & PROFILE PLAN - INMAN ST - SHEET 2 OF 2

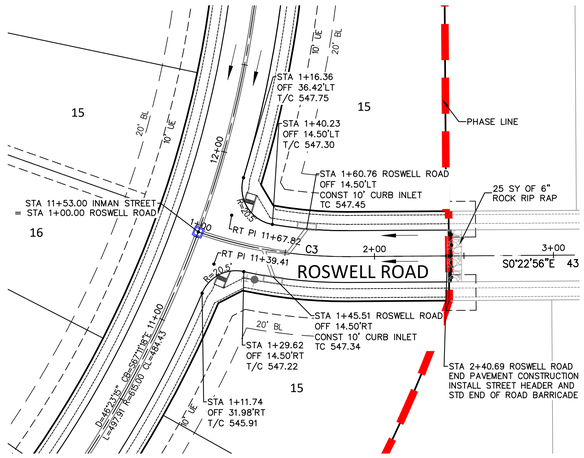
STATE OF TEXAS
THOMAS K. DAYTON
91751
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PROFESSIONAL ENGINEER

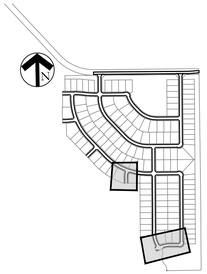
SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 501A

16

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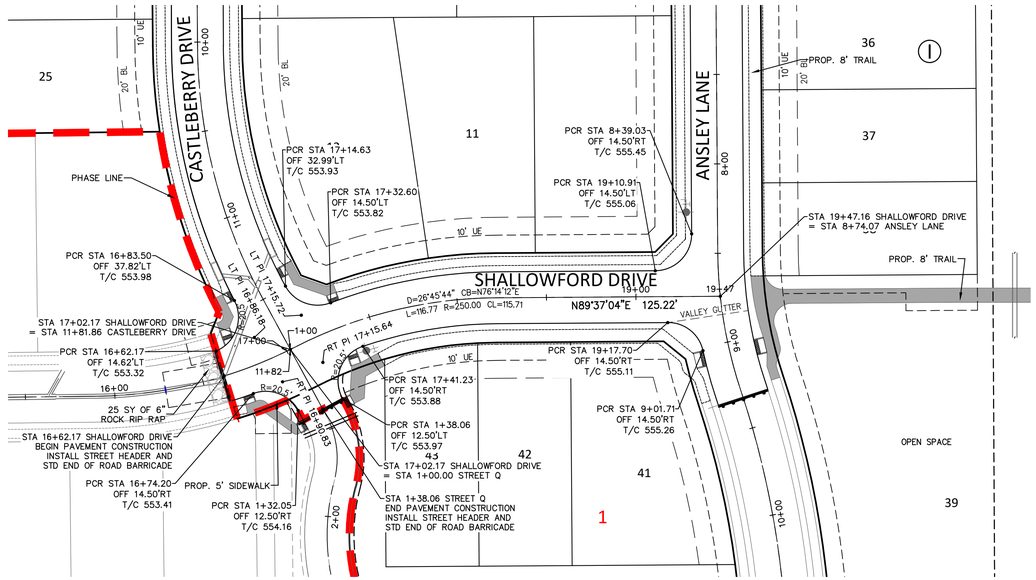


PLAN LEGEND

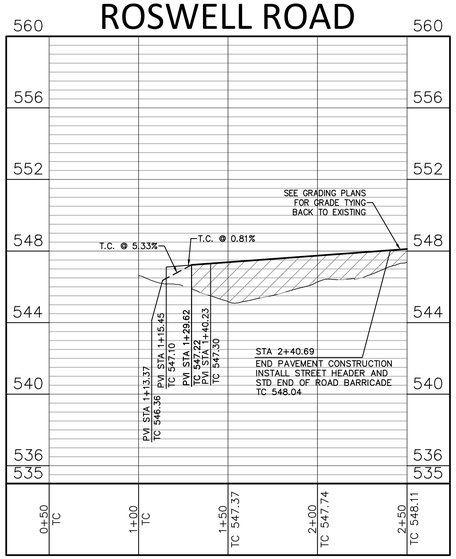
- SIDEWALK BY DEVELOPER
- SIDEWALK BY BUILDER
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- PROP. FIRE HYDRANT

SIDEWALK RAMPS SHALL BE INSTALLED BY DEVELOPER AND INSPECTED BY CITY.

Curve Table					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length

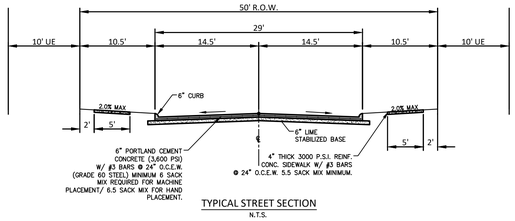


Curve Table					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C3	19°30'36"	250.00	85.13	S9° 22' 22.18"W	84.72



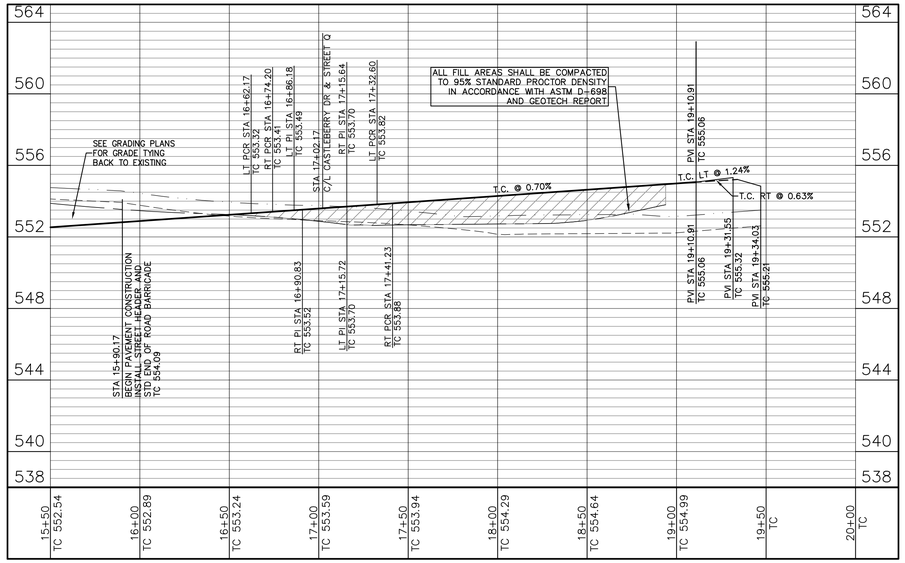
PROFILE LEGEND

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- N.G. AT CENTERLINE
- N.G. AT RIGHT R.O.W.
- N.G. AT LEFT R.O.W.



TYPICAL STREET SECTION
N.T.S.

SHALLOWFORD DRIVE



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NORTH
40 20 0 40
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NORTH
40 20 0 40
SCALE 1" = 40'

1	Stub Street towards Juniper

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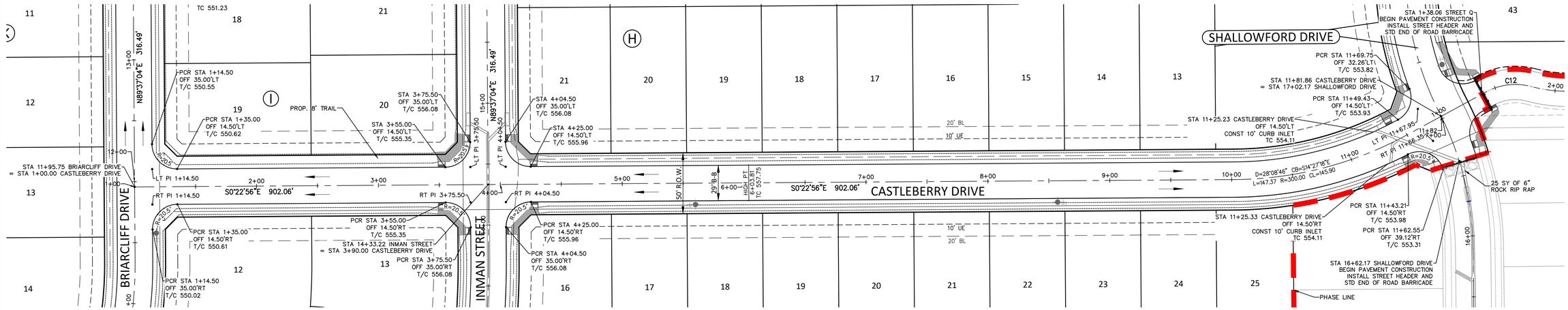
PAVING & PROFILE PLAN -
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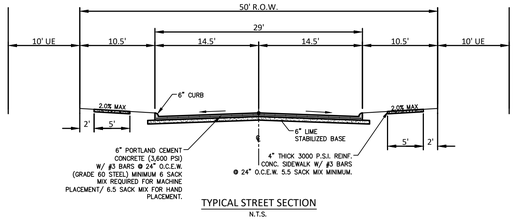
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One Inch
JVC No 501A

17

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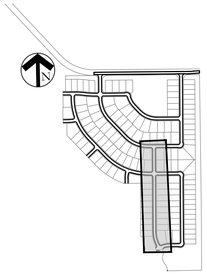


TYPICAL STREET SECTION
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PLAN LEGEND

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

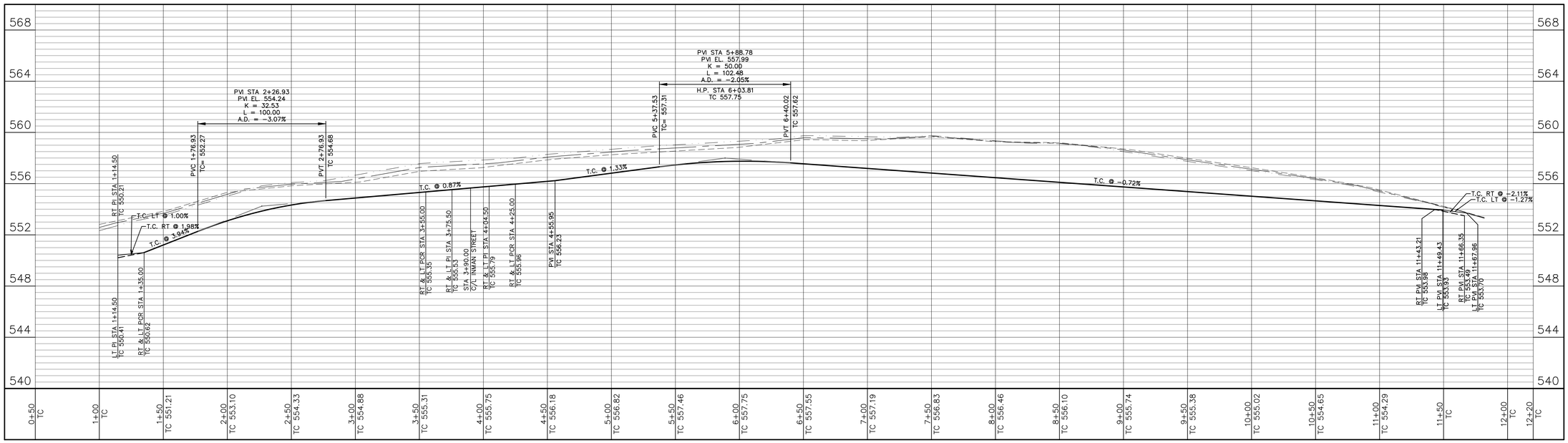
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PROFILE LEGEND

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- N.G. AT RIGHT R.O.W.
- N.G. AT LEFT R.O.W.

CASTLEBERRY DRIVE



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NORTH
40 20 0 40
SCALE 1" = 40'

1	
2	
3	
4	
5	

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ROCKWALL COUNTY, TEXAS

PAVING & PROFILE PLAN - CASTLEBERRY DR

STATE OF TEXAS
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1" = 40' (H)
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One Inch

JVC No 501A

18

J:\civil 3d projects\qpco - qualico companies\qpco501 - mims road property\jvc plans\dwg\sheets\construction plans\qpco501 ph1 - paving plan & profile 3.dwg

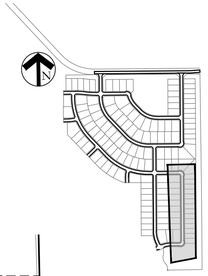
PLAN LEGEND

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

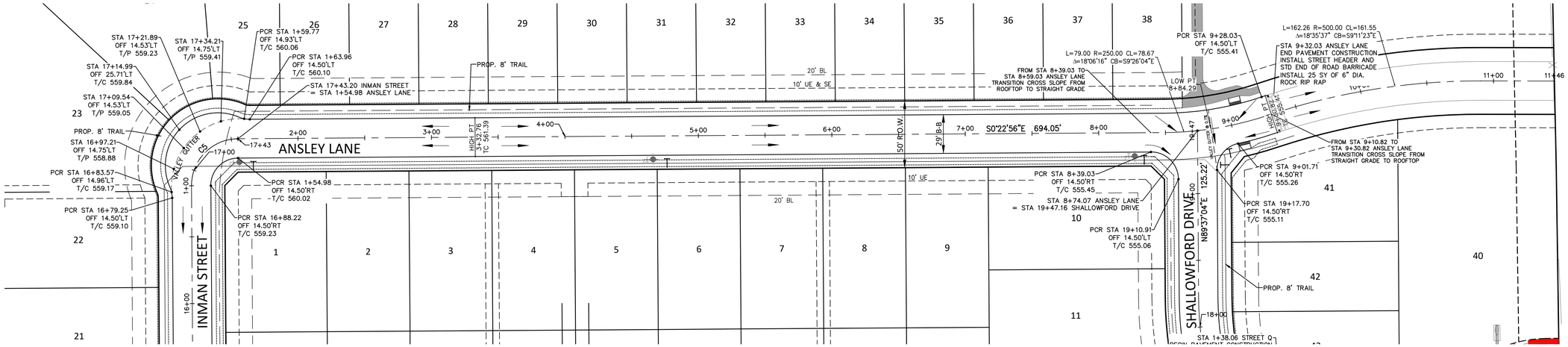
SIDEWALK RAMPS SHALL BE INSTALLED BY DEVELOPER AND INSPECTED BY CITY.

Curve Table

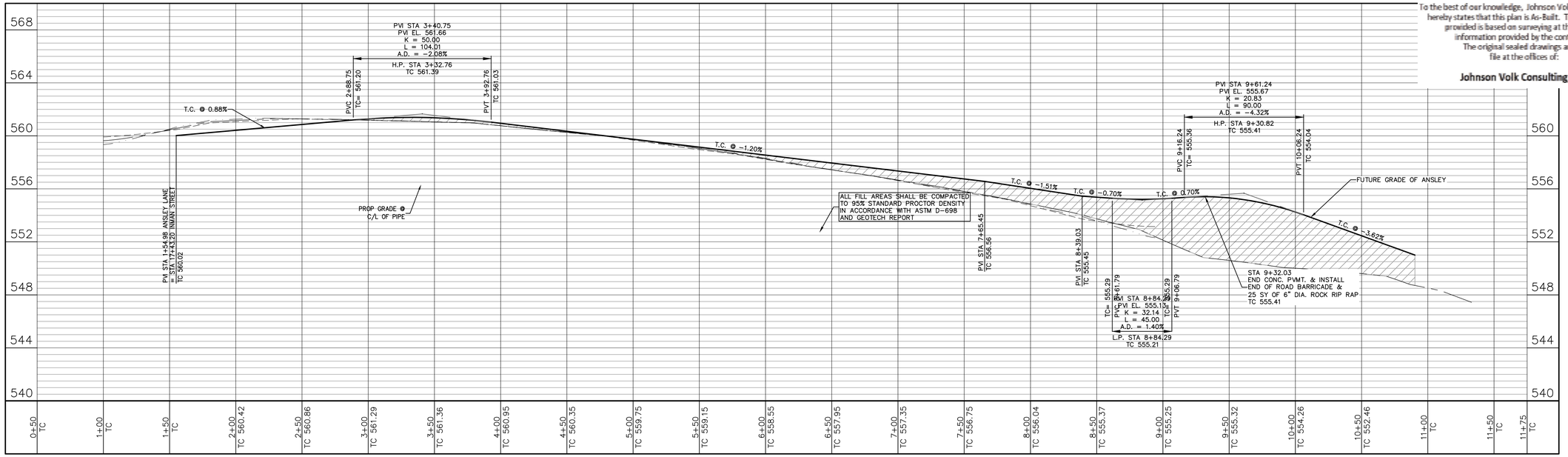
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C5	90°00'00"	35.00	54.98	S45° 22' 55.74"E	49.50



1



ANSLEY LANE



RECORD DRAWING

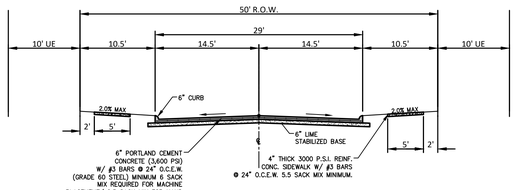
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ELEVATION = PLAN 565.98' FIELD 566.02'



TYPICAL STREET SECTION
N.T.S.

PROFILE LEGEND

- TOP OF CURB PROFILE
- N.G. AT CENTERLINE
- N.G. AT RIGHT R.O.W.
- N.G. AT LEFT R.O.W.

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1	Stub Street towards Juniper

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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

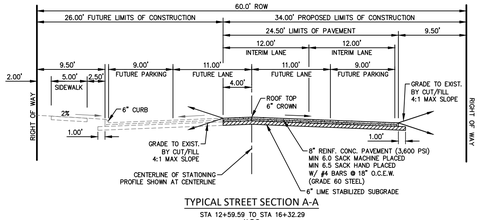
PAVING & PROFILE PLAN - ANSLEY LN

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER

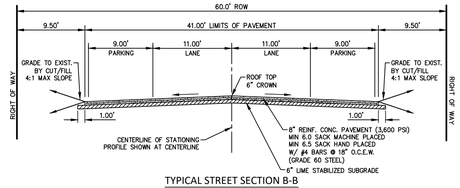
SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 501A

19

j:\civil 3d projects\geo - qualico companies\qco501 - mims road property\jvc plans\dwg\sheets\construction plans\qco501 ph1 - paving plan & profile 3.dwg



TYPICAL STREET SECTION A-A
STA 12+59.59 TO STA 16+32.29
N.T.S.

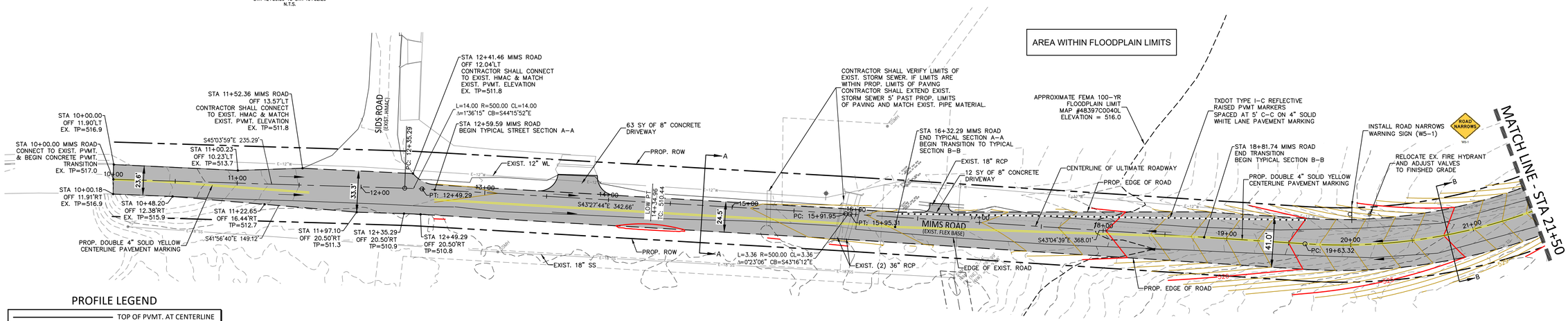


TYPICAL STREET SECTION B-B
STA 18+81.74 TO STA 23+42.76
N.T.S.

NOTES:
1. ADJUST OR REPLACE EXISTING FLOOD GATE IF NECESSARY FOR NEW ROAD.
2. ADJUST OR REPLACE EXISTING STREET SIGNS IF NEEDED ON MIMS ROAD.
3. ACCESS TO BOTH DRIVEWAYS SHALL REMAIN OPEN AT ALL TIMES.

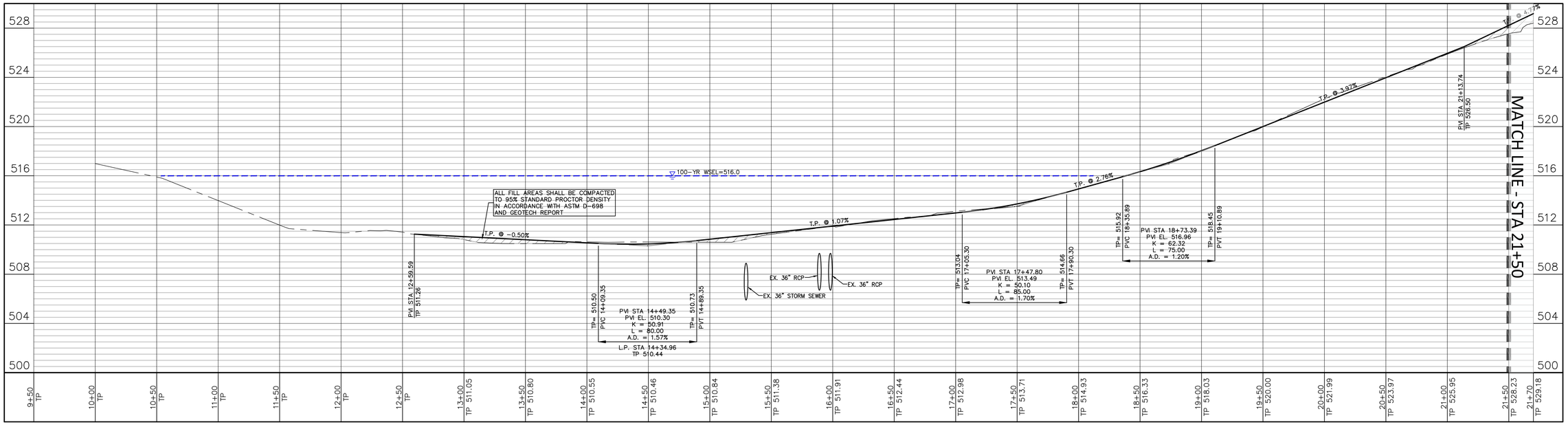
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PLAN LEGEND
CONCRETE PAVEMENT



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

MIMS ROAD



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NORTH
40 20 0 40
SCALE 1" = 40'

1	
2	
3	
4	
5	

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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING & PROFILE PLAN - MIMS ROAD - SHEET 1 OF 3

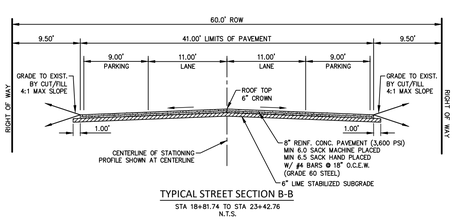
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

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1" = 4' (V)
One Inch

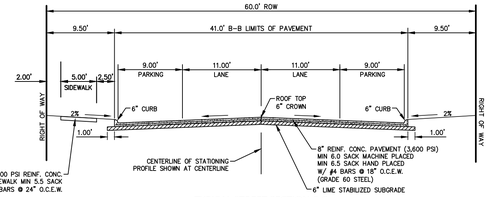
JVC No 501A

20

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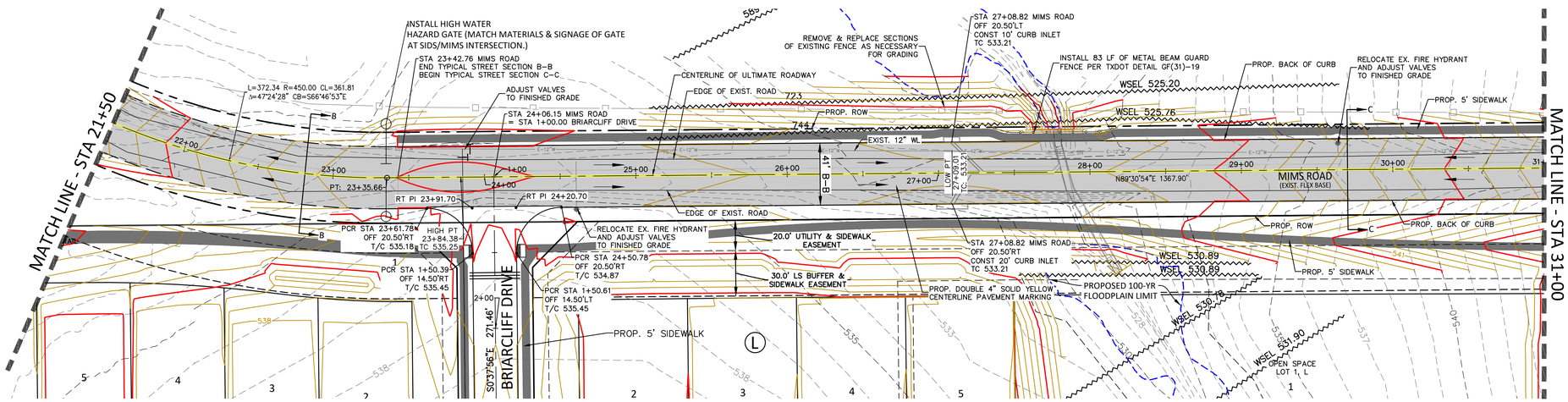
TYPICAL STREET SECTION B-B
STA 18+81.74 TO STA 23+42.76
N.T.S.



TYPICAL STREET SECTION C-C
STA 23+42.76 TO STA 34+53.56
N.T.S.

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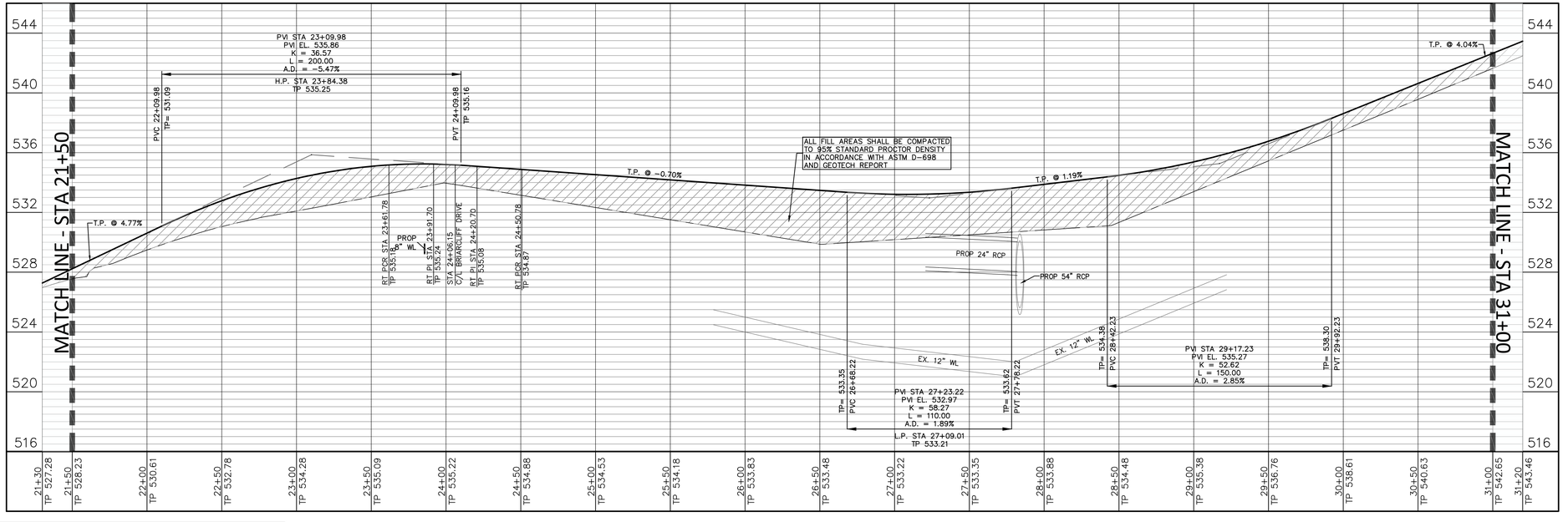
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PLAN LEGEND
- SIDEWALK BY DEVELOPER
- SIDEWALK BY BUILDER
- CONCRETE PAVEMENT
- BARRIER FREE RAMP
- PROP. FIRE HYDRANT

PROFILE LEGEND
- TOP OF PVMT. AT CENTERLINE
- N.G. AT CENTERLINE

MIMS ROAD



BENCHMARKS

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NORTH
40 20 0 40
SCALE 1" = 40'

1	

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PEACHTREE MEADOWS - PHASE 1
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PAVING & PROFILE PLAN - MIMS ROAD - SHEET 2 OF 3

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

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

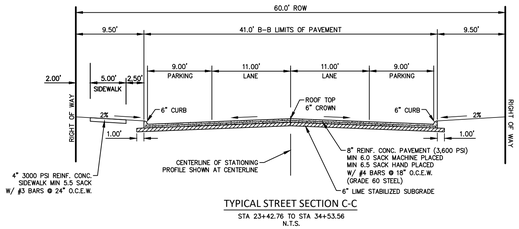
JVC No 501A

21

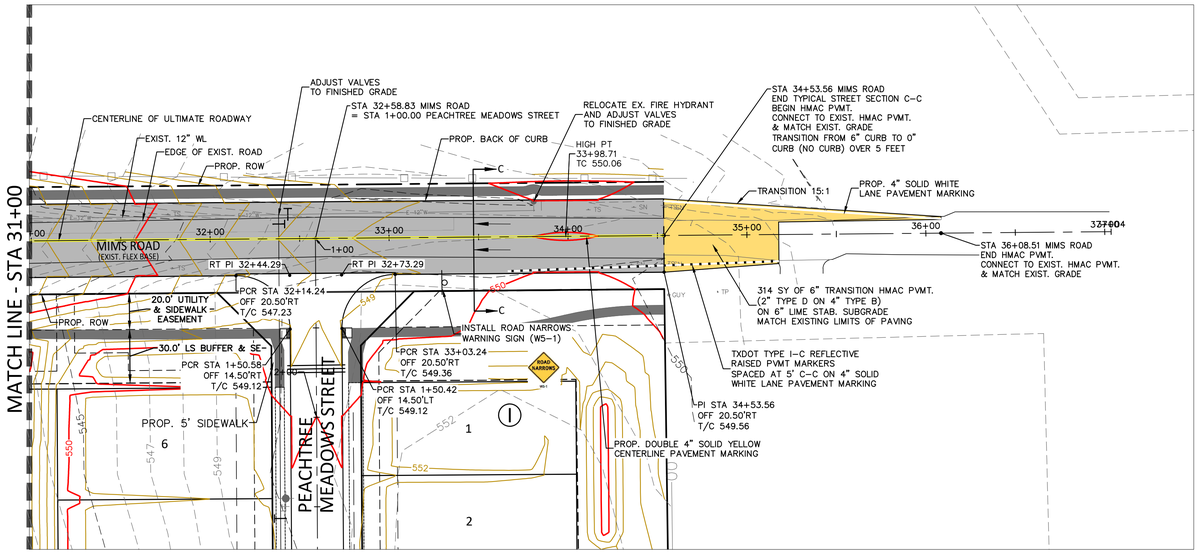
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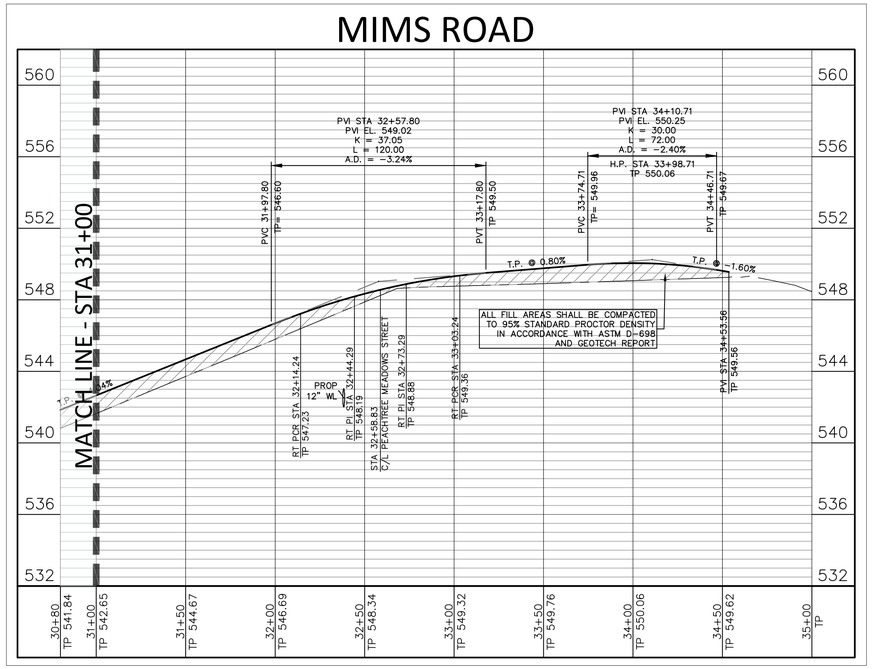
TYPICAL STREET SECTION C-C
STA 23+42.76 TO STA 34+53.56
N.T.S.



PLAN LEGEND

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

MIMS ROAD



PROFILE LEGEND

- TOP OF PVMT. AT CENTERLINE
- N.G. AT CENTERLINE

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NORTH
40 20 0 40
SCALE 1" = 40'

3	
2	
1	

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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING & PROFILE PLAN - MIMS ROAD - SHEET 3 OF 3

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

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

JVC No 501A

22

J:\Civil 3d projects\geo - qualico companies\geo501 - mims road property\jvc plans\dwg\sheets\construction plans\geo501 ph1 - paving plan & profile 3.dwg

MATCHLINE - SHEET 24

MATCHLINE - SHEET 25

MIMS ROAD

NORTHLAKE RD

BRIARCLIFF DR

INMAN ST

ADAIR RD

LANDSCAPE BERMS

LANDSCAPE BERMS

INSTALL HIGH WATER HAZARD GATE (MATCH MATERIALS & SIGNAGE OF GATE AT SIDS/MIMS INTERSECTION.)

PHASE 1

PHASE 2

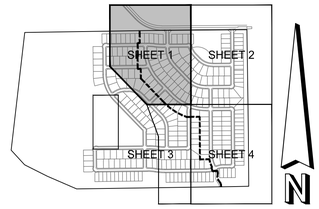
TEMPORARY SEDIMENT POND (SEE EROSION CONTROL PLAN)

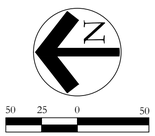
FLOODPLAIN LIMIT PER JOHNSON VOLK FLOOD STUDY. DATED DEC. 2023

WSEL 515.80

WSEL 515.73

WSEL 515.36





LEGEND

- 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 EXISTING LOCATION OF 1% ANNUAL CHANCE FLOOD
- SWALE FLOWLINE
- PHASE LINE

RETAINING WALLS ALONG FLOODPLAIN MUST BE DESIGNED FOR INUNDATION AND EROSION.

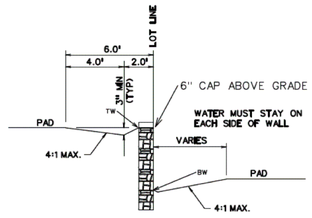
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TYPICAL SIDEYARD RETAINING WALL

N.T.S.

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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
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GRADING PLAN - SHEET 1 OF 4

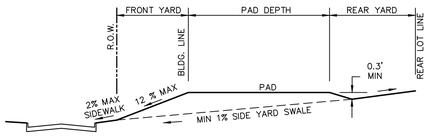
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One Inch

JVC No 501A

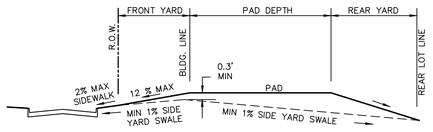
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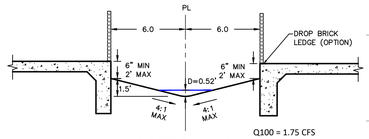
TYPICAL PAD GRADING-AFTER HOME CONSTRUCTION

TYPE A LOT GRADING
N.T.S.



TYPICAL PAD GRADING-AFTER HOME CONSTRUCTION

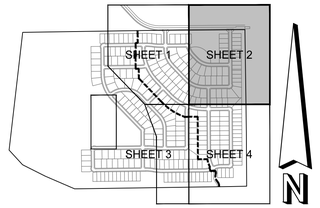
TYPE B LOT GRADING
N.T.S.

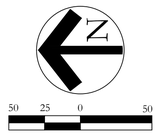


SECTION A-A

SIDE YARD SWALE
N.T.S.

Q100 = 1.75 CFS
S = 1.0%
n = 0.035
D = 0.52 FT
V = 1.62 FPS





NATIONAL DRIVE

ROCKWALL 205 BUSINESS PARK
CABINET C, PAGE 7
P.R.R.C.T.

12 11 10

LANDSCAPE BERMS

PEACHTREE MEADOWS ST

MIMS ROAD

BRIARCLIFF DR

CASTLEBERRY DR

CHASTAIN ST

AMENITY CENTER

CONTINUOUS LANDSCAPE BERM

RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.
DOC. NO. 2021-0000024965
D.R.R.C.T.

MATCHLINE - SHEET 23

MATCHLINE - SHEET 26

WSEL 525.20
WSEL 525.76
WSEL 530.49
WSEL 530.88

RECORD DRAWING

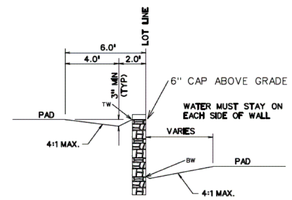
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Johnson Volk Consulting, Inc.

LEGEND

- 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 EXISTING LOCATION OF 1% ANNUAL CHANCE FLOOD
- SWALE FLOWLINE
- PHASE LINE

RETAINING WALLS ALONG FLOODPLAIN MUST BE DESIGNED FOR INUNDATION AND EROSION.



TYPICAL SIDEYARD RETAINING WALL

N.T.S.

NOTES:
1. ADJUST OR REPLACE EXISTING FLOOD GATE IF NECESSARY FOR NEW ROAD.
2. ADJUST OR REPLACE EXISTING STREET SIGNS IF NEEDED ON MIMS ROAD.

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

PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

GRADING PLAN - SHEET 2 OF 4

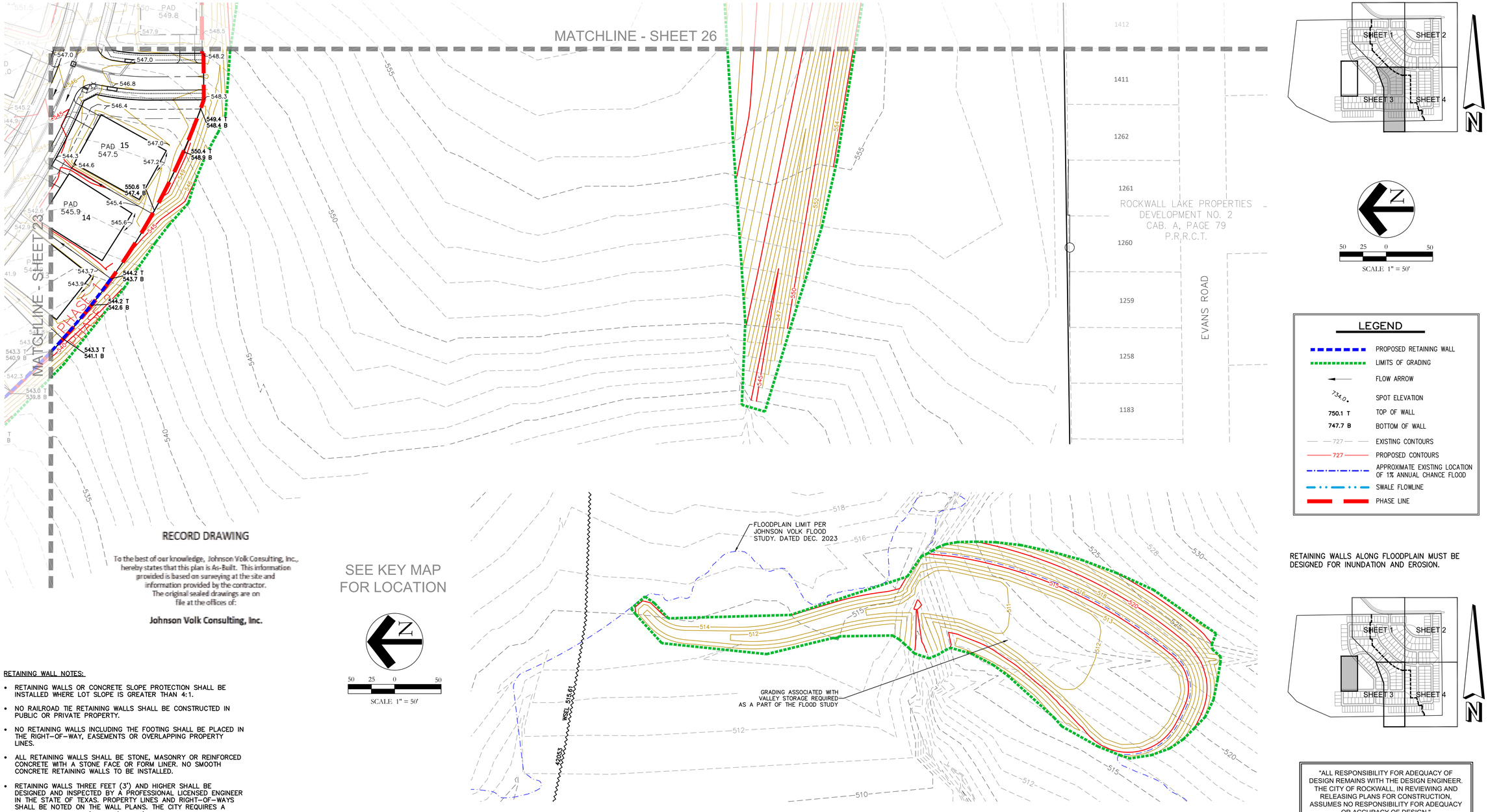
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER

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

JVC No 501A

24

J:\civil 3d projects\ges - spatkoo companies\ges501 - mims road property\jvc plans\dwg\sheets\construction plans\ges501 - grading plan.dwg



LEGEND

- PROPOSED RETAINING WALL
- LIMITS OF GRADING
- FLOW ARROW
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RECORD DRAWING

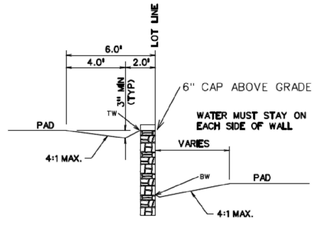
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SEE KEY MAP FOR LOCATION

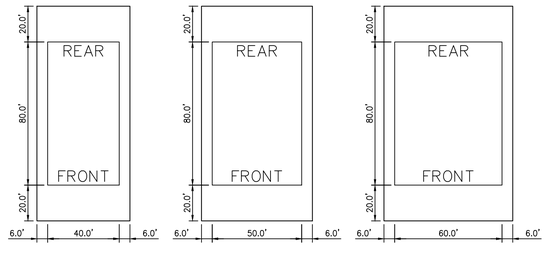
RETAINING WALL NOTES:

- RETAINING WALLS OR CONCRETE SLOPE PROTECTION SHALL BE INSTALLED WHERE LOT SLOPE IS GREATER THAN 4:1.
- NO RAILROAD TIE RETAINING WALLS SHALL BE CONSTRUCTED IN PUBLIC OR PRIVATE PROPERTY.
- NO RETAINING WALLS INCLUDING THE FOOTING SHALL BE PLACED IN THE RIGHT-OF-WAY, EASEMENTS OR OVERLAPPING PROPERTY LINES.
- ALL RETAINING WALLS SHALL BE STONE, MASONRY OR REINFORCED CONCRETE WITH A STONE FACE OR FORM LINER. NO SMOOTH CONCRETE RETAINING WALLS TO BE INSTALLED.
- RETAINING WALLS THREE FEET (3') AND HIGHER SHALL BE DESIGNED AND INSPECTED BY A PROFESSIONAL LICENSED ENGINEER IN THE STATE OF TEXAS. PROPERTY LINES AND RIGHT-OF-WAYS SHALL BE NOTED ON THE WALL PLANS. THE CITY REQUIRES A VERIFICATION LETTER (SIGNED/SEALED) FROM THE DESIGN ENGINEER STATING THAT THE RETAINING WALLS INSTALLED WITH THE SITE/SUBDIVISION WERE INSPECTED BY THE ENGINEER OR THEIR DESIGNATED REPRESENTATIVE AND THAT THE WALLS WERE INSTALLED TO THE ENGINEERED DESIGN AND GENERAL CONSTRUCTION STANDARDS. THE VERIFICATION LETTER SHALL BE DELIVERED TO THE ENGINEERING DEPARTMENT PRIOR TO THE PROJECT ACCEPTANCE BY THE CITY.
- RETAINING WALLS OVER 30" IN HEIGHT THAT HAVE SIDEWALK, TRAIL OR OTHER WALKING SURFACE ON THE TOP SIDE OF THE WALL WILL REQUIRE RAILING.
- TRAFFIC RATED GUARD RAIL OR BARRIER WILL BE REQUIRED WHEN ROADWAY, PARKING LOT OR ALLEY IS WITHIN 10 FEET OF A RETAINING WALL THAT IS OVER 30" IN HEIGHT.
- ALL RETAINING WALLS SHALL BE PLACED ACCORDING TO OFFSET HUBS SET BY CERTIFIED PROFESSIONAL SURVEYORS NOTING GRADE CUTS, WALL ELEVATIONS AND STOP POINTS FOR EACH WALL END. WALL LOCATIONS AND ELEVATIONS SHALL MATCH THOSE SHOWN ON THE APPROVED SITE GRADING PLANS.
- RETAINING WALLS SHALL BE CONSTRUCTED ON THE HIGH SIDE OF THE LOT UNLESS SHOWN OTHERWISE ON THE PLANS.
- WALL CONTRACTOR SHALL TAPER ALL WALL ENDS TO 12" HEIGHT OR LESS.
- FRONT YARD RETAINING WALLS AND FRONT YARD RAMPS SHALL BE CONSTRUCTED AFTER FRANCHISE UTILITY INSTALLATION.



TYPICAL SIDEYARD RETAINING WALL

N.T.S.



TYPICAL PAD DIMENSIONS

N.T.S.

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!!!

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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

GRADING PLAN - SHEET 3 OF 4

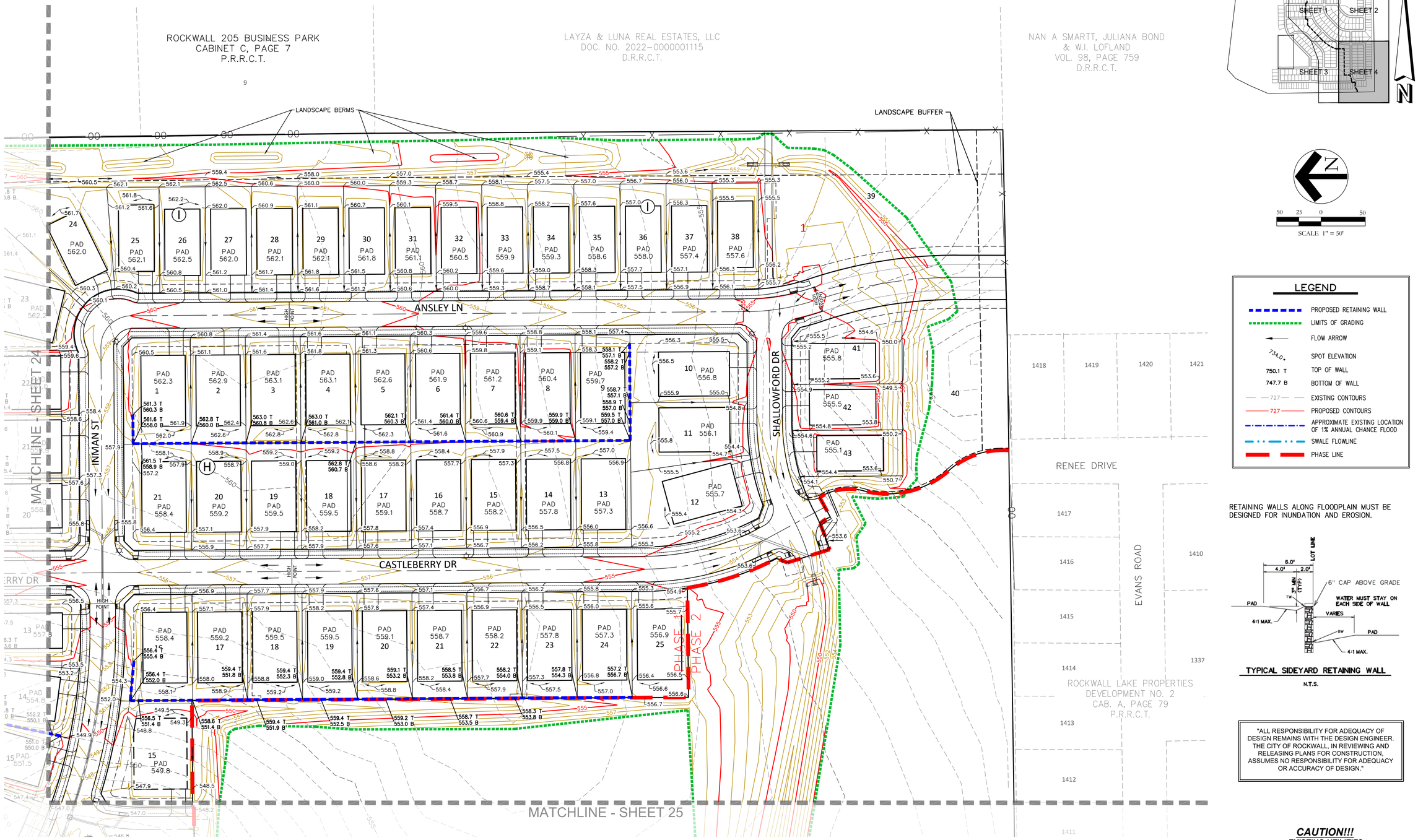
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

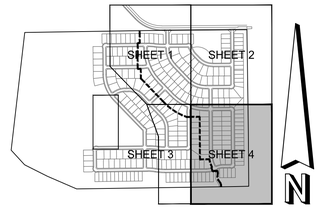
SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 501A

25

J:\civil 3d projects\gco - qualico companies\gco501 - mims road property\jvc plans\dwg\sheets\construction plans\gco501 - grading plan.dwg





LEGEND

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- FLOW ARROW
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1	~~Stub Street towards Juniper~~

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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

GRADING PLAN - SHEET 4 OF 4

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

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

JVC No 501A

26

J:\civil 3d projects\qco - qualico companies\qco501 - mims road property\src plans\dwgs\sheets\construction plans\qco501 - grading plan.dwg

EXISTING DRAINAGE RUNOFF TABLE

Area ID	Total Drainage Area	Runoff Coefficient	C * A	Time of Concentration	5-Year		10-Year		25-Year		100-Year	
					Intensity	Runoff	Intensity	Runoff	Intensity	Runoff	Intensity	Runoff
	A	C	CA	T_c	I_5	Q_5	I_{10}	Q_{10}	I_{25}	Q_{25}	I_{100}	Q_{100}
	(ac)	(ac)		(min)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)
EX-1a	2.31	0.90	2.08	10.00	6.10	12.68	7.10	14.76	8.30	17.26	9.80	20.37
EX-1b	21.02	0.35	7.36	20.00	4.90	36.05	5.90	43.41	6.60	48.56	8.30	61.06
EX-2a	0.91	0.90	0.82	10.00	6.10	5.00	7.10	5.81	8.30	6.80	9.80	8.03
EX-2b	13.89	0.35	4.86	20.00	4.90	23.82	5.90	28.68	6.60	32.09	8.30	40.35
EX-3	105.72	0.35	37.00	20.00	4.90	181.31	5.90	218.31	6.60	244.21	8.30	307.12
EX-4	0.56	0.35	0.20	20.00	4.90	0.96	5.90	1.16	6.60	1.29	8.30	1.63

N

150 75 0 150

SCALE 1" = 150'

EX-4 0.56

EX-1b 21.02

EX-1a 2.31

EX-2a 0.91

EX-2b 13.89

EX-3 105.72

APPROXIMATE FEMA 100-YR FLOODPLAIN LIMIT MAP #48397C0040L

MIMS RD

EVANS RD

RENEE DR

BLOCK B

BLOCK A

CITY OF ROCKWALL DOC. NO. 20230000001492 D.R.R.C.T.

HIGHLAND MEADOWS CABINET C, PAGE 301 & 302 P.R.R.C.T.

LYNDEN PARK ESTATES PHASE 4 CABINET E, SLIDE 396 P.R.R.C.T.

ROCKWALL 205 BUSINESS PARK CABINET C, PAGE 7 P.R.R.C.T.

REMAINDER HAPPY COUNTRY HOMES OF TEXAS VOLUME 157, PAGE 755 P.R.R.C.T.

WILFREDO PERDOMO VOLUME 4212, PAGE 123 P.R.R.C.T.

ROCKWALL LAKE PROPERTIES 5 DEVELOPMENT NO. 2 CABINET A, PAGE 79 P.R.R.C.T.

CAYZA & LUNA REAL ESTATE, LLC DOCUMENT NO. 20200000000115 D.R.R.C.T.

NAN A. SMARTT, JULIANA BOND AND W.J. LOFLAND VOLUME 98, PAGE 759 D.R.R.C.T.

RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC. DOCUMENT NO. 20210000002697 D.R.R.C.T.

DAUGHTER, RICHARD E. JR. VOL.1531, PG.145 D.R.R.C.T.

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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
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EXISTING DRAINAGE AREA MAP

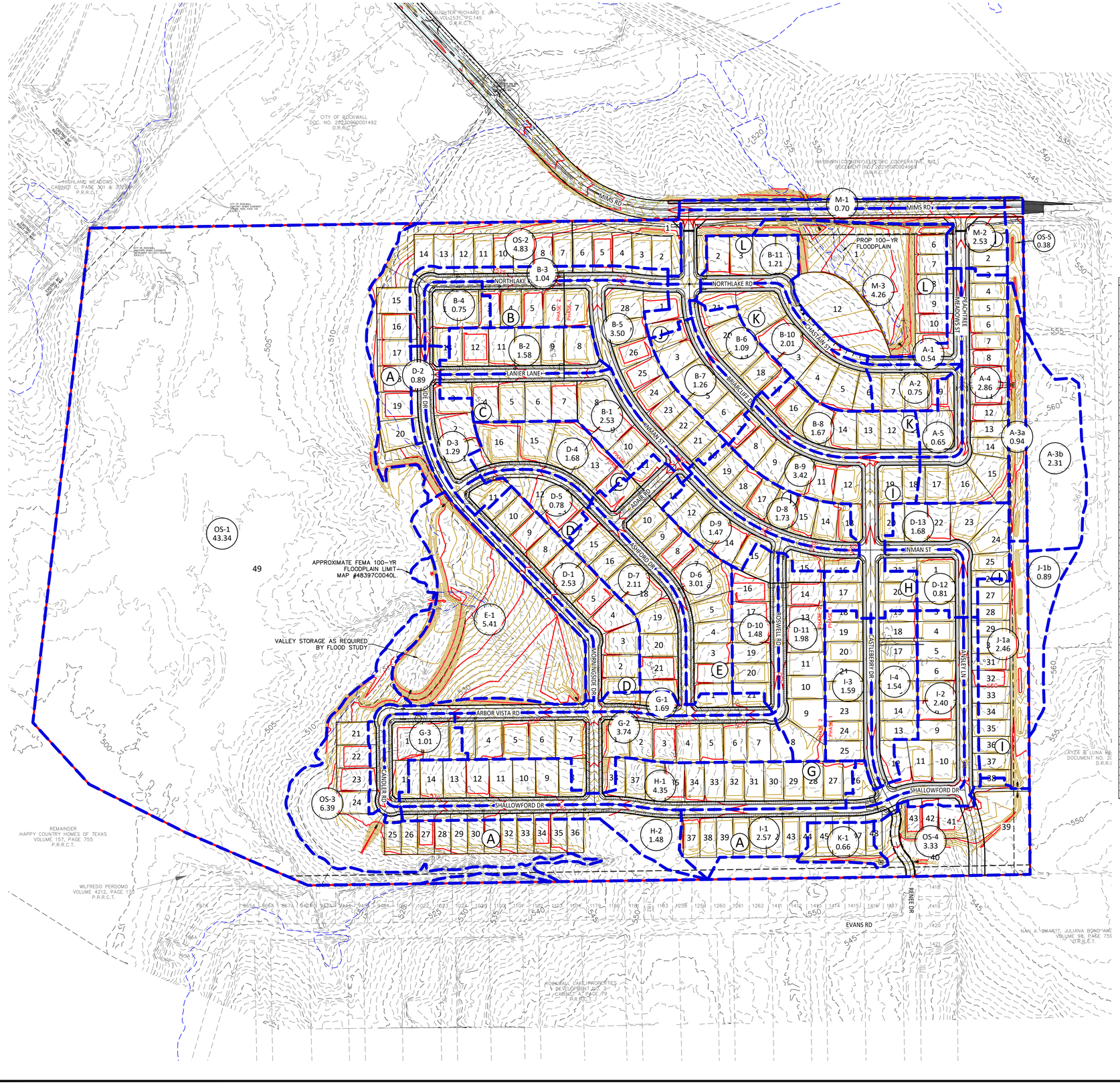
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27

J:\civil 3d projects\qco - qualico companies\qco501 - mims road property\jvc plans\dwg\sheets\construction plans\qco501 - existing dam.dwg



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					Intensity	Runoff	Intensity	Runoff	Intensity	Runoff	Intensity	Runoff
	A	C	CA	T_c	I_5	Q_5	I_{10}	Q_{10}	I_{25}	Q_{25}	I_{100}	Q_{100}
	(ac)	(ac)		(min)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)
A-1	0.54	0.50	0.27	10.00	6.10	1.65	7.10	1.92	8.30	2.24	9.80	2.65
A-2	0.75	0.50	0.38	10.00	6.10	2.29	7.10	2.66	8.30	3.11	9.80	3.68
A-3a	0.94	0.50	0.47	10.00	6.10	2.87	7.10	3.34	8.30	3.90	9.80	4.61
A-3b	2.31	0.90	2.08	10.00	6.10	12.68	7.10	14.76	8.30	17.26	9.80	20.37
A-4	2.86	0.50	1.43	10.00	6.10	8.72	7.10	10.15	8.30	11.87	9.80	14.01
A-5	0.65	0.50	0.33	10.00	6.10	1.98	7.10	2.31	8.30	2.70	9.80	3.19
B-1	2.53	0.50	1.27	10.00	6.10	7.72	7.10	8.98	8.30	10.50	9.80	12.40
B-2	1.58	0.50	0.79	10.00	6.10	4.82	7.10	5.61	8.30	6.56	9.80	7.74
B-3	1.04	0.50	0.52	10.00	6.10	3.17	7.10	3.69	8.30	4.32	9.80	5.10
B-4	0.75	0.50	0.38	10.00	6.10	2.29	7.10	2.66	8.30	3.11	9.80	3.68
B-5	3.50	0.50	1.75	10.00	6.10	10.68	7.10	12.43	8.30	14.53	9.80	17.15
B-6	1.09	0.50	0.55	10.00	6.10	3.32	7.10	3.87	8.30	4.52	9.80	5.34
B-7	1.26	0.50	0.63	10.00	6.10	3.84	7.10	4.47	8.30	5.23	9.80	6.17
B-8	1.67	0.50	0.84	10.00	6.10	5.09	7.10	5.93	8.30	6.93	9.80	8.18
B-9	3.42	0.50	1.71	10.00	6.10	10.43	7.10	12.14	8.30	14.19	9.80	16.76
B-10	2.01	0.50	1.01	10.00	6.10	6.13	7.10	7.14	8.30	8.34	9.80	9.85
B-11	1.21	0.50	0.61	10.00	6.10	3.69	7.10	4.30	8.30	5.02	9.80	5.93
D-1	2.53	0.50	1.27	10.00	6.10	7.72	7.10	8.98	8.30	10.50	9.80	12.40
D-2	0.89	0.50	0.45	10.00	6.10	2.71	7.10	3.16	8.30	3.69	9.80	4.36
D-3	1.29	0.50	0.65	10.00	6.10	3.93	7.10	4.58	8.30	5.35	9.80	6.32
D-4	1.68	0.50	0.84	10.00	6.10	5.12	7.10	5.96	8.30	6.97	9.80	8.23
D-5	0.78	0.50	0.39	10.00	6.10	2.38	7.10	2.77	8.30	3.24	9.80	3.82
D-6	3.01	0.50	1.51	10.00	6.10	9.18	7.10	10.69	8.30	12.49	9.80	14.75
D-7	2.11	0.50	1.06	10.00	6.10	6.44	7.10	7.49	8.30	8.76	9.80	10.34
D-8	1.73	0.50	0.87	10.00	6.10	5.28	7.10	6.14	8.30	7.18	9.80	8.48
D-9	1.47	0.50	0.74	10.00	6.10	4.48	7.10	5.22	8.30	6.10	9.80	7.20
D-10	1.48	0.50	0.74	10.00	6.10	4.51	7.10	5.25	8.30	6.14	9.80	7.25
D-11	1.98	0.50	0.99	10.00	6.10	6.04	7.10	7.03	8.30	8.22	9.80	9.70
D-12	0.81	0.50	0.41	10.00	6.10	2.47	7.10	2.88	8.30	3.36	9.80	3.97
D-13	1.68	0.50	0.84	10.00	6.10	5.12	7.10	5.96	8.30	6.97	9.80	8.23
E-1	5.41	0.50	2.71	10.00	6.10	16.50	7.10	19.21	8.30	22.45	9.80	26.51
G-1	1.69	0.50	0.85	10.00	6.10	5.15	7.10	6.00	8.30	7.01	9.80	8.28
G-2	3.74	0.50	1.87	10.00	6.10	11.41	7.10	13.28	8.30	15.52	9.80	18.33
G-3	1.01	0.50	0.51	10.00	6.10	3.08	7.10	3.59	8.30	4.19	9.80	4.95
H-1	4.35	0.50	2.18	10.00	6.10	13.27	7.10	15.44	8.30	18.05	9.80	21.32
H-2	1.48	0.50	0.74	10.00	6.10	4.51	7.10	5.25	8.30	6.14	9.80	7.25
I-1	2.57	0.50	1.29	10.00	6.10	7.84	7.10	9.12	8.30	10.67	9.80	12.59
I-2	2.40	0.50	1.20	10.00	6.10	7.32	7.10	8.52	8.30	9.96	9.80	11.76
I-3	1.59	0.50	0.80	10.00	6.10	4.85	7.10	5.64	8.30	6.60	9.80	7.79
I-4	1.54	0.50	0.77	10.00	6.10	4.70	7.10	5.47	8.30	6.39	9.80	7.55
J-1a	2.46	0.50	1.23	10.00	6.10	7.50	7.10	8.73	8.30	10.21	9.80	12.05
J-1b	0.89	0.90	0.80	10.00	6.10	4.89	7.10	5.69	8.30	6.65	9.80	7.85
K-1	0.66	0.50	0.33	10.00	6.10	2.01	7.10	2.34	8.30	2.74	9.80	3.23
M-1	0.70	0.50	0.35	10.00	6.10	2.14	7.10	2.49	8.30	2.91	9.80	3.43
M-2	2.53	0.50	1.27	10.00	6.10	7.72	7.10	8.98	8.30	10.50	9.80	12.40
M-3	4.26	0.50	2.13	10.00	6.10	12.99	7.10	15.12	8.30	17.68	9.80	20.87
OS-1	43.34	0.35	15.17	20.00	4.90	74.33	5.90	89.50	6.60	100.12	8.30	125.90
OS-2	4.82	0.50	2.41	10.00	6.10	14.70	7.10	17.11	8.30	20.00	9.80	23.62
OS-3	6.39	0.50	3.20	10.00	6.10	19.49	7.10	22.68	8.30	26.52	9.80	31.31
OS-4	3.33	0.50	1.67	10.00	6.10	10.16	7.10	11.82	8.30	13.82	9.80	16.32
OS-5	0.38	0.50	0.19	10.00	6.10	1.16	7.10	1.35	8.30	1.58	9.80	1.86

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

PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROPOSED DRAINAGE AREA MAP

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

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

JVC No 501A

28

I:\civil 3d projects\qpco - quidico companies\qpco501 - mims road prospect\jvc plans\dwgs\sheets\construction plans\qpco501 - proposed dam.dwg

PROPOSED 100-YR INLET CALCULATIONS

	Location				Area Runoff							Gutter Flow														Inlet Capacity										Inlet By-Pass			
																			Ponding Width/Spread		Depth of Gutter Flow				Depressed Gutter Section		Section Beyond		Conveyance				Inlet Length						
Inlet ID	Alignment	Station	Offset	Design Frequency	C	Area ID	Time of Concentration	Intensity	Area	Runoff	Upstream Bypass	Total Gutter Flow	Thoroughfare Type	On-Grade/Sag	Manning's	Longitudinal Slope	Crown Type	Cross Slope	Depression Depth	Depression Width					Maximum Allowable Flow Based on Maximum Allowable Ponding Width	Area	Wetted Perimeter	Area	Wetted Perimeter	Depression Section	Section Beyond Depression	Ratio of Depression flow to Total Flow	Equivalent Cross-slope	Required	Actual	Inlet Capacity	Flow	C * A	To Inlet ID	Remarks
					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}				
							(min)	(in/hr)	(acres)	(cfs)	(cfs)	(cfs)				(ft/ft)		(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)	(41)
A-1			0.00	100	0.50	A-1	10.00	9.80	0.54	2.65	0.00	2.65	LOCAL	SAG	0.0175	0.0070	STRAIGHT	0.036	0.50	2.0	14.0	8.0	0.50	0.28	23.61	1.00	2.08	0.64	6.0	51.94	12.16	0.81	0.24	4.0	10.0	4.75	0.00	0.00		
A-2			0.00	100	0.50	A-2	10.00	9.80	0.75	3.68	0.00	3.68	LOCAL	SAG	0.0175	0.0070	STRAIGHT	0.036	0.50	2.0	14.0	9.0	0.50	0.32	23.61	1.07	2.08	0.88	7.0	58.57	18.69	0.76	0.23	5.1	10.0	5.72	0.00	0.00		
A-3			0.00	100	0.78	A-3a + A-3b	10.00	9.80	3.25	24.98	0.00	24.98	N/A	DROP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.50	0.45	49.39	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8.1	16.0	49.39	0.00	0.00		
A-4			0.00	100	0.50	A-4	10.00	9.80	2.86	14.01	0.00	14.01	LOCAL	SAG	0.0175	0.0070	STRAIGHT	0.036	0.50	2.0	14.0	14.0	0.50	0.50	23.61	1.43	2.08	2.57	12.0	94.43	78.19	0.55	0.17	13.6	15.0	15.13	0.00	0.00	A-2	
A-5			0.00	100	0.50	A-5	10.00	9.80	0.65	3.19	0.00	3.19	LOCAL	SAG	0.0175	0.0070	STRAIGHT	0.036	0.50	2.0	14.0	8.5	0.50	0.31	23.61	1.04	2.08	0.77	6.5	55.54	15.53	0.78	0.23	4.6	10.0	5.27	0.00	0.00	A-2	
B-1			0.00	100	0.50	B-1	10.00	9.80	2.53	12.40	0.00	12.40	LOCAL	ON-GRADE	0.0175	0.0190	STRAIGHT	0.036	0.50	2.0	14.0	11.8	0.50	0.42	19.45	1.27	2.08	1.71	9.8	77.74	45.52	0.63	0.19	16.0	10.0	10.29	2.11	0.22	D-3	
B-2			0.00	100	0.50	B-2	10.00	9.80	1.58	7.74	0.00	7.74	LOCAL	ON-GRADE	0.0175	0.0190	STRAIGHT	0.036	0.50	2.0	14.0	9.9	0.50	0.35	19.45	1.13	2.08	1.11	7.9	64.34	25.54	0.72	0.21	12.3	10.0	7.36	0.38	0.04	D-3	
B-3			0.00	100	0.50	B-3	10.00	9.80	1.04	5.10	0.00	5.10	LOCAL	SAG	0.0175	0.0070	STRAIGHT	0.036	0.50	2.0	14.0	10.2	0.50	0.36	23.61	1.16	2.08	1.20	8.2	66.41	28.26	0.70	0.21	6.5	10.0	6.87	0.00	0.00		
B-4			0.00	100	0.50	B-4	10.00	9.80	0.75	3.68	4.69	8.37	LOCAL	SAG	0.0175	0.0070	STRAIGHT	0.036	0.50	2.0	14.0	12.3	0.50	0.44	23.61	1.31	2.08	1.89	10.3	81.26	51.70	0.61	0.19	8.9	10.0	9.08	0.00	0.00		
B-5			0.00	100	0.50	B-5	10.00	9.80	3.50	17.15	0.01	17.16	LOCAL	ON-GRADE	0.0175	0.0202	STRAIGHT	0.036	0.50	2.0	14.0	13.2	0.50	0.47	20.06	1.37	2.08	2.23	11.2	88.02	64.66	0.58	0.18	19.5	10.0	12.47	4.69	0.48	B-4	
B-6			0.00	100	0.50	B-6	10.00	9.80	1.09	5.34	0.16	5.50	LOCAL	ON-GRADE	0.0175	0.0163	STRAIGHT	0.036	0.50	2.0	14.0	9.0	0.50	0.32	18.02	1.07	2.08	0.86	7.0	58.16	18.25	0.76	0.23	9.9	10.0	5.67	0.00	0.00	M-2	
B-7			0.00	100	0.50	B-7	10.00	9.80	1.26	6.17	4.05	10.22	LOCAL	ON-GRADE	0.0175	0.0100	STRAIGHT	0.036	0.50	2.0	14.0	12.4	0.50	0.44	14.11	1.31	2.08	1.92	10.4	82.01	53.07	0.61	0.19	12.4	10.0	9.70	0.52	0.05	M-2	
B-8			0.00	100	0.50	B-8	10.00	9.80	1.67	8.18	0.00	8.18	LOCAL	ON-GRADE	0.0175	0.0115	STRAIGHT	0.036	0.50	2.0	14.0	11.1	0.50	0.40	15.13	1.22	2.08	1.48	9.1	72.67	37.30	0.66	0.20	11.3	10.0	8.02	0.16	0.02	B-6	
B-9			0.00	100	0.50	B-9	10.00	9.80	3.42	16.76	0.31	17.07	LOCAL	ON-GRADE	0.0175	0.0150	STRAIGHT	0.036	0.50	2.0	14.0	13.9	0.50	0.50	17.28	1.42	2.08	2.53	11.9	93.66	76.49	0.55	0.17	18.2	10.0	13.02	4.05	0.41	B-7	
B-10			0.00	100	0.50	B-10	10.00	9.80	2.01	9.85	0.00	9.85	LOCAL	ON-GRADE	0.0175	0.0141	STRAIGHT	0.036	0.50	2.0	14.0	11.4	0.50	0.41	16.76	1.25	2.08	1.59	9.4	75.19	41.28	0.65	0.20	13.1	10.0	9.11	0.74	0.08	M-2	
B-11			0.00	100	0.50	B-11	10.00	9.80	1.21	5.93	0.00	5.93	LOCAL	ON-GRADE	0.0175	0.0141	STRAIGHT	0.036	0.50	2.0	14.0	9.5	0.50	0.34	16.76	1.10	2.08	0.99	7.5	61.49	22.02	0.74	0.22	9.9	10.0	6.04	0.00	0.00	M-2	
D-1			0.00	100	0.50	D-1	10.00	9.80	2.53	12.40	0.00	12.40	LOCAL	ON-GRADE	0.0175	0.0100	STRAIGHT	0.036	0.50	2.0	14.0	13.3	0.50	0.48	14.11	1.38	2.08	2.28	11.3	89.03	66.70	0.57	0.18	13.8	10.0	11.17	1.22	0.12	D-3	
D-2			0.00	100	0.50	D-2	10.00	9.80	0.89	4.36	0.00	4.36	LOCAL	SAG	0.0175	0.0070	STRAIGHT	0.036	0.50	2.0	14.0	9.6	0.50	0.34	23.61	1.12	2.08	1.04	7.6	62.51	23.25	0.73	0.22	5.8	10.0	6.29	0.00	0.00		
D-3			0.00	100	0.50	D-3	10.00	9.80	1.29	6.32	3.98	10.30	LOCAL	SAG	0.0175	0.0070	STRAIGHT	0.036	0.50	2.0	14.0	13.3	0.50	0.47	23.61	1.38	2.08	2.27	11.3	88.76	66.16	0.57	0.18	10.1	15.0	13.96	0.00	0.00		
D-4			0.00	100	0.50	D-4	10.00	9.80	1.68	8.23	2.64	10.87	LOCAL	ON-GRADE	0.0175	0.0335	STRAIGHT	0.036	0.50	2.0	14.0	10.1	0.50	0.36	25.83	1.15	2.08	1.17	8.1	65.75	27.37	0.71	0.21	16.9	15.0	10.65	0.22	0.02	D-3	
D-5			0.00	100	0.50	D-5	10.00	9.80	0.78	3.82	0.83	4.65	LOCAL	ON-GRADE	0.0175	0.0335	STRAIGHT	0.036	0.50	2.0	14.0	7.3	0.50	0.26	25.83	0.95	2.08	0.51	5.3	48.11	9.04	0.84	0.25	10.9	10.0	4.60	0.05	0.00	D-3	
D-6			0.00	100	0.50	D-6	10.00	9.80	3.01	14.75	0.00	14.75	LOCAL	ON-GRADE	0.0175	0.0132	STRAIGHT	0.036	0.50	2.0	14.0	13.5	0.50	0.48	16.21	1.39	2.08	2.35	11.5	90.38	69.49	0.57	0.18	16.2	10.0	12.11	2.64	0.27	D-4	
D-7			0.00	100	0.50	D-7	10.00	9.80	2.11	10.34	0.00	10.34	LOCAL	ON-GRADE	0.0175	0.0132	STRAIGHT	0.036	0.50	2.0	14.0	11.8	0.50	0.42	16.21	1.27	2.08	1.71	9.8	77.75	45.55	0.63	0.19	13.3	10.0	9.51	0.83	0.08	D-5	
D-8			0.00	100	0.50	D-8	10.00	9.80	1.73	8.48	0.00	8.48	LOCAL	ON-GRADE	0.0175	0.0070	STRAIGHT	0.036	0.50	2.0	14.0	12.3	0.50	0.44	11.81	1.31	2.08	1.91	10.3	81.70	52.51	0.61	0.19	10.3	10.0	8.47	0.01	0.00	B-5	
D-9			0.00	100	0.50	D-9	10.00	9.80	1.47	7.20	0.18	7.38	LOCAL	ON-GRADE	0.0175	0.0070	STRAIGHT	0.036	0.50	2.0	14.0	11.7	0.50	0.42	11.81	1.27	2.08	1.68	9.7	77.13	44.49	0.63	0.19	9.5	10.0	8.35	0.00	0.00	B-1	
D-10			0.00	100	0.50	D-10	10.00	9.80	1.48	7.25	0.00	7.25	LOCAL	ON-GRADE	0.0175	0.0074	STRAIGHT	0.036	0.50	2.0	14.0	11.5	0.50	0.41	12.14	1.25	2.08	1.62	9.5	75.69	42.10	0.64	0.20	9.5	10.0	8.15	0.00	0.00	D-9	
D-11			0.00	100	0.50	D-11	10.00	9.80	1.98	9.70	0.00	9.70	LOCAL	ON-GRADE	0.0175	0.0074	STRAIGHT	0.036	0.50	2.0	14.0	12.8	0.50	0.46	12.14	1.35	2.08	2.10	10.8	85.49	59.65	0.59	0.18	11.2	10.0	9.52	0.18	0.02	D-9	
D-12			0.00	100	0.50	D-12	10.00	9.80	0.81	3.97	0.00	3.97	LOCAL	ON-GRADE	0.0175	0.0144	STRAIGHT	0.036	0.50	2.0	14.0	8.1	0.50	0.29	16.93	1.01	2.08	0.67	6.1	52.78	12.91	0.80	0.24	8.1	10.0	6.61	0.00	0.00	B-9	
D-13			0.00	100	0.50	D-13	10.00	9.80	1.68	8.23	0.00	8.23	LOCAL	ON-GRADE	0.0175	0.0144	STRAIGHT	0.036	0.50	2.0	14.0	10.7	0.50	0.38	16.93	1.19	2.08	1.34	8.7	69.62	32.74	0.68	0.21	11.9	10.0	7.92	0.31	0.03	B-9	
G-1			0.00	100	0.50	G-1	10.00	9.80	1.69	8.28	0.00	8.28	LOCAL	SAG	0.0175	0.0070	STRAIGHT	0.036	0.50	2.0	14.0	12.2	0.50	0.44	23.61	1.30	2.08	1.87	10.2	80.90	51.07	0.61	0.19	8.9	10.0	9.03	0.00	0.00		
G-2			0.00	100	0.50	G-2	10.00	9.80	3.74	18.33	0.00	18.33	LOCAL	ON-GRADE	0.0175	0.0175	STRAIGHT	0.036	0.50	2.0	14.0	13.9	0.50	0.50	18.67	1.42	2.08	2.52	11.9	93.42	75.97	0.55	0.17	19.6	10.0	13.26	5.07	0.52	G-3	
G-3			0.00	100	0.50	G-3	10.00	9.80	1.01	4.95	8.81	13.76	LOCAL	SAG	0.0175	0.0070	STRAIGHT	0.036	0.50	2.0	14.0	14.0	0.50	0.50	23.61	1.43	2.08	2.57	12.0	94.43	78.19	0.55	0.17	13.3	15.0	15.13	0.00	0.00		
H-1			0.00	100	0.50	H-1	10.00	9.80	4.35	21.32	0.60	21.92	LOCAL	ON-GRADE	0.0175	0.0274	STRAIGHT	0.036	0.50	2.0	14.0	13.6	0.50	0.49	23.36	1.40	2.08	2.42	11.6	91.60	72.07	0.56	0.18	24.0	15.0	18.17	3.75	0.38	G-3	
H-2			0.00	100	0.50	H-2	10.00	9.80	1.48	7.25	2.18	9.44	LOCAL	ON-GRADE	0.0175	0.0274	STRAIGHT	0.036	0.50	2.0	14.0	9.9	0.50	0.36	23.36	1.14	2.08	1.13	7.9	64.71	26.02	0.71	0.21	15.0	10.0	8.14	1.29	0.13	G-1	
I-1			0.00	100	0.50	I-1	10.00	9.80	2.57	12.59	0.00	12.59	LOCAL	ON-GRADE	0.0175	0.0188	STRAIGHT	0.036	0.50	2.0	14.0	11.9	0.50	0.42	19.35	1.28	2.08	1.75	9.9	78.42	46.69	0.63	0.19	16.1	10.0	10.41	2.18	0.22	H-2	
I-2			0.00	100	0.50	I-2	10.00	9.80	2.40	11.76	0.00	11.76	LOCAL	ON-GRADE	0.0175	0.0070	STRAIGHT	0.036	0.50	2.0	14.0	13.9	0.50	0.50	11.81	1.42	2.08	2.55	11.9	94.01	77.27	0.55	0.17	12.4	10.0	11.16	0.60	0.06	H-1	
I-3			0.00	100	0.50	I-3	10.00	9.80	1.59	7.79	0.00	7.79	LOCAL	ON-GRADE	0.0175	0.0072	STRAIGHT	0.036	0.50	2.0	14.0	11.9	0.50	0.42	11.97	1.28	2.08	1.75	9.9	78.41	46.67	0.63	0.19	9.8	10.0	8.08	0.00	0.00	I-2	
I-4			0.00	100	0.50	I-4	10.00	9.80	1.54	7.55	0.00	7.55	LOCAL	ON-GRADE	0.0175	0.0072	STRAIGHT	0.036	0.50	2.0	14.0	11.7	0.50	0.42	11.97	1.27	2.08	1.70	9.7	77.37	44.91	0.63	0.19	9.7	10.0	8.16	0.00	0.00	I-2	
K-1			0.00	100	0.50	K-1	10.00	9.80	0.66	3.23	0.00	3.23	N/A	DROP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.50	0.26	8.73	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3.0	8.0	8.73	0.00	0.00		
M-1			0.00	100	0.50	M-1	10.00	9.80	0.70	3.43	0.00	3.43	MINOR COLLECTOR	SAG	0.0175	0.0070	STRAIGHT	0.025	0.50	2.0	20.0	11.0	0.50	0.27	33.73	1.00	2.07	1.01	9.0	52.12	19.92	0.72	0.21	6.8	10.0	4.50	0.00	0.00		
M-2			0.00	100	0.50	M-2	10.00	9.80	2.53	12.40	1.26	13.66	MINOR COLLECTOR	SAG	0.0175	0.0070	STRAIGHT	0.025	0.50	2.0	20.0	18.4	0.50	0.46	33.73	1.37	2.07	3.38	16.4	88.42	99.84	0.47	0.14	15.4	20.0	16.98	0.00	0.00		

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

PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

INLET CALCULATIONS

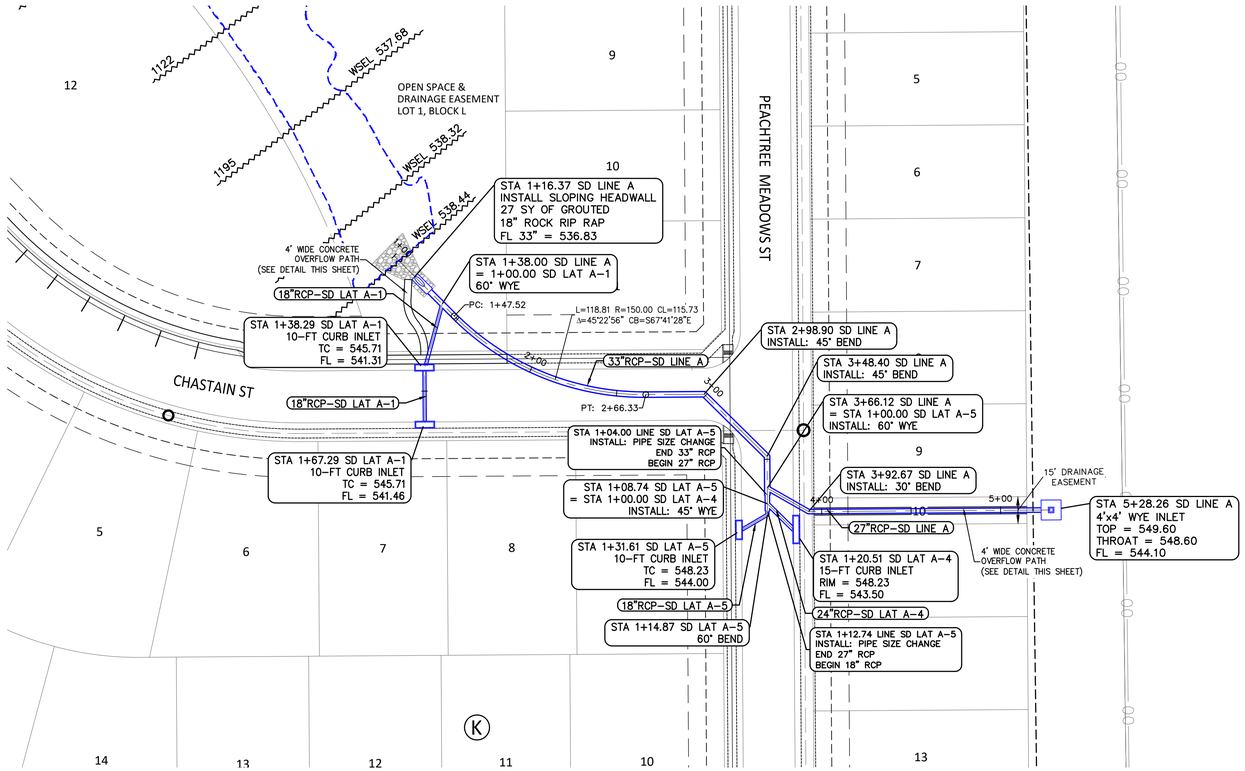
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER

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

JVC No 501A

j:\civil 3d projects\qpco - qualico companies\qpco501 - mims road property\jvc plans\dwg\sheets\construction plans\qpco501 - storm pkg.dwg

System ID	Conduit Properties														Incremental Drainage Area																Pipe Calculations										
	Collection Point Station		Length	# of Barrels	Pipe Size	Box		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	HGL		Headloss Calculations						Design HGL	Top of Curb Elevation	HGL Depth Below T/C	Remarks
	U/S	D/S				Span	Rise			P_W			U/S	D/S			Area	C	CA	CA	T_C		I	Q	Q_C	(YES/NO)	V		S_F		U/S	D/S	$v_1^2/2g$	$v_2^2/2g$	Junction Type	Coefficient K_j	Headloss H_L					
			(ft)		(in)	(in)	(in)		(ft^2)	(ft)	(ft)	n	(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 A	5+28.26'	3+92.67'	135.59	N/A	27	N/A	N/A	RCP	3.98	7.07	0.56	0.013	544.10	543.15	0.007	A-3	3.25	0.78	2.55	2.55	10.00	100	9.80	24.98	25.98	YES	6.28	0.36	0.006	0.88	547.23	546.35	0.00	0.61	INLET		0.77	547.99	549.60	1.61	
SD LINE A	3+92.67'	3+66.12'	26.55	N/A	27	N/A	N/A	RCP	3.98	7.07	0.56	0.013	543.15	542.96	0.007					2.55	10.00	100	9.80	24.98	25.98	YES	6.28	0.07	0.006	0.17	546.20	546.02	0.61	0.61	BEND	0.25	0.15	546.35			
SD LINE A	3+66.12'	3+48.40'	17.72	N/A	33	N/A	N/A	RCP	5.94	8.64	0.69	0.013	542.46	542.34	0.007	A-4 & A-5	3.51	0.50	1.76	4.30	10.00	100	9.80	42.18	44.37	YES	7.10	0.04	0.006	0.11	545.46	545.34	0.61	0.78	WYE	0.35	0.57	546.02			
SD LINE A	3+48.40'	2+98.90'	49.50	N/A	33	N/A	N/A	RCP	5.94	8.64	0.69	0.013	542.34	541.99	0.007					4.30	10.00	100	9.80	42.18	44.37	YES	7.30	0.12	0.006	0.31	545.05	544.74	0.78	0.78	BEND	0.37	0.29	545.34			
SD LINE A	2+98.90'	2+66.33'	32.57	N/A	33	N/A	N/A	RCP	5.94	8.64	0.69	0.013	541.99	541.07	0.028					4.30	10.00	100	9.80	42.18	89.21	YES	7.10	0.08	0.006	0.21	544.03	543.82	0.78	0.78	BEND	0.37	0.29	544.32			
SD LINE A	2+66.33'	1+47.52'	118.81	N/A	33	N/A	N/A	RCP	5.94	8.64	0.69	0.013	541.07	537.71	0.028					4.30	10.00	100	9.80	42.18	89.21	YES	7.10	0.28	0.006	0.75	541.33	540.58	0.78	0.78	NULL		0.00	541.33			
SD LINE A	1+47.52'	1+38.00'	9.52	N/A	33	N/A	N/A	RCP	5.94	8.64	0.69	0.013	537.71	537.44	0.028					4.30	10.00	100	9.80	42.18	89.21	YES	7.30	0.02	0.006	0.06	540.58	540.52	0.78	0.78	NULL		0.00	540.58			
SD LINE A	1+38.00'	1+16.37'	21.63	N/A	33	N/A	N/A	RCP	5.94	8.64	0.69	0.013	537.44	536.83	0.028	A-1 & A-2	1.29	0.50	0.65	4.95	10.00	100	9.80	48.50	89.21	YES	8.17	0.04	0.008	0.18	539.76	539.58	0.78	1.04	WYE	0.35	0.76	540.52			
SD LAT A-1	1+67.29'	1+38.29'	29.00	N/A	18	N/A	N/A	RCP	1.77	4.71	0.38	0.013	541.46	541.31	0.005	A-2	0.75	0.50	0.38	0.38	10.00	100	9.80	3.68	7.45	YES	2.08	0.23	0.001	0.04	543.08	543.05	0.00	0.07	INLET		0.08	543.17	545.71	2.54	
SD LAT A-1	1+38.29'	1+27.40'	10.89	N/A	18	N/A	N/A	RCP	1.77	4.71	0.38	0.013	541.31	541.26	0.005	A-1	0.54	0.50	0.27	0.65	10.00	100	9.80	6.32	7.45	YES	3.58	0.05	0.004	0.04	542.80	542.76	0.07	0.20	INLET		0.25	543.05	545.71	2.66	
SD LAT A-1	1+27.40'	1+00.00'	27.40	N/A	18	N/A	N/A	RCP	1.77	4.71	0.38	0.013	541.26	538.69	0.094					0.65	10.00	100	9.80	6.32	32.24	YES	3.58	0.13	0.004	0.10	541.26	540.52	0.20	0.20	NULL		0.00	541.26			
SD LAT A-4	1+20.51'	1+00.00'	20.51	N/A	24	N/A	N/A	RCP	3.14	6.28	0.50	0.013	543.50	543.29	0.010	A-4	2.86	0.50	1.43	1.43	10.00	100	9.80	14.01	22.68	YES	4.46	0.08	0.004	0.08	546.36	546.28	0.00	0.31	INLET		0.39	546.75	548.23	1.48	
SD LAT A-5	1+31.61'	1+14.87'	16.74	N/A	18	N/A	N/A	RCP	1.77	4.71	0.38	0.013	544.00	543.85	0.009	A-5	0.65	0.50	0.33	0.33	10.00	100	9.80	3.19	9.99	YES	2.53	0.11	0.001	0.02	546.34	546.33	0.00	0.10	INLET		0.12	546.47	548.23	1.76	
SD LAT A-5	1+14.87'	1+12.74'	2.13	N/A	18	N/A	N/A	RCP	1.77	4.71	0.38	0.013	543.85	543.83	0.009					0.33	10.00	100	9.80	3.19	9.99	YES	2.53	0.01	0.001	0.00	546.29	546.28	0.10	0.10	BEND	0.43	0.04	546.33			
SD LAT A-5	1+12.74'	1+08.74'	4.00	N/A	27	N/A	N/A	RCP	3.98	7.07	0.56	0.013	543.08	543.04	0.009					0.33	10.00	100	9.80	3.19	29.46	YES	2.53	0.03	0.000	0.00	546.28	546.28	0.10	0.10	NULL		0.00	546.28			
SD LAT A-5	1+08.74'	1+04.00'	4.74	N/A	27	N/A	N/A	RCP	3.98	7.07	0.56	0.013	543.04	543.00	0.009	A-4	2.86	0.50	1.43	1.76	10.00	100	9.80	17.20	29.46	YES	4.33	0.02	0.003	0.01	546.04	546.03	0.10	0.29	WYE	0.50	0.24	546.28			
SD LAT A-5	1+04.00'	1+00.00'	4.00	N/A	33	N/A	N/A	RCP	5.94	8.64	0.69	0.013	542.50	542.46	0.009					1.76	10.00	100	9.80	17.20	50.31	YES	2.90	0.02	0.001	0.00	546.03	546.02	0.29	0.13	NULL		0.00	546.03			
SD LINE B	15+82.00'	15+65.25'	16.74	N/A	21	N/A	N/A	RCP	2.41	5.50	0.44	0.013	537.85	537.68	0.010	B-9	3.42	0.50	1.71	1.71	10.00	100	9.80	13.02	15.89	YES	5.41	0.05	0.007	0.11	540.96	540.84	0.00	0.45	INLET		0.57	541.53	542.33	0.80	
SD LINE B	15+65.25'	15+55.12'	10.13	N/A	21	N/A	N/A	RCP	2.41	5.50	0.44	0.013	537.68	537.58	0.010					1.71	10.00	100	9.80	13.02	15.89	YES	5.41	0.03	0.007	0.07	540.65	540.58	0.45	0.45	BEND	0.43	0.20	540.84			
SD LINE B	15+55.12'	15+51.12'	4.00	N/A	24	N/A	N/A	RCP	3.14	6.28	0.50	0.013	537.58	537.29	0.010					1.71	10.00	100	9.80	13.02	22.68	YES	4.14	0.02	0.003	0.01	540.58	540.57	0.45	0.27	NULL		0.00	540.58			
SD LINE B	15+51.12'	14+06.86'	144.26	N/A	24	N/A	N/A	RCP	3.14	6.28	0.50	0.013	537.29	535.85	0.010	B-8	1.67	0.50	0.84	2.55	10.00	100	9.80	21.04	22.68	YES	6.70	0.36	0.009	1.24	539.96	538.72	0.27	0.70	WYE	0.35	0.60	540.57			
SD LINE B	14+06.86'	12+31.10'	175.76	N/A	24	N/A	N/A	RCP	3.14	6.28	0.50	0.013	535.85	534.09	0.010					2.55	10.00	100	9.80	21.04	22.68	YES	6.70	0.44	0.009	1.51	538.72	537.21	0.70	0.70	NULL		0.00	538.72			
SD LINE B	12+31.10'	12+27.10'	4.00	N/A	30	N/A	N/A	RCP	4.91	7.85	0.63	0.013	533.59	533.54	0.012					2.55	10.00	100	9.80	21.04	45.80	YES	4.29	0.02	0.003	0.01	537.21	537.20	0.70	0.29	NULL		0.00	537.21			
SD LINE B	12+27.10'	11+70.56'	56.54	N/A	30	N/A	N/A	RCP	4.91	7.85	0.63	0.013	533.54	532.84	0.012	B-7	1.26	0.50	0.63	3.18	10.00	100	9.80	30.74	45.80	YES	6.26	0.15	0.006	0.32	536.69	536.38	0.29	0.61	WYE	0.35	0.51	537.20			
SD LINE B	11+70.56'	11+60.90'	9.67	N/A	30	N/A	N/A	RCP	4.91	7.85	0.63	0.013	532.84	532.66	0.018	B-6	1.09	0.50	0.55	3.72	10.00	100	9.80	36.24	55.18	YES	7.38	0.02	0.008	0.08	535.74	535.67	0.61	0.85	WYE	0.35	0.63	536.38			
SD LINE B	11+60.90'	11+21.26'	39.64	N/A	30	N/A	N/A	RCP	4.91	7.85	0.63	0.013	532.66	531.95	0.018					3.72	10.00	100	9.80	36.24	55.18	YES	7.38	0.09	0.008	0.31	535.67	535.36	0.85	0.85	NULL		0.00	535.67			
SD LINE B	11+21.26'	10+66.26'	55.00	N/A	33	N/A	N/A	RCP	5.94	8.64	0.69	0.013	531.70	531.15	0.010	B-10 & B-11	3.22	0.50	1.61	5.33	10.00	100	9.80	51.28	53.03	YES	8.63	0.11	0.009	0.51	534.41	533.90	0.85	1.16	JUNCTION	0.25	0.95	535.36	537.33	1.97	
SD LINE B	10+66.26'	9+58.35'	107.91	N/A	33	N/A	N/A	RCP	5.94	8.64	0.69	0.013	531.15	530.07	0.010					5.33	10.00	100	9.80	51.28	53.03	YES	8.63	0.21	0.009	1.01	533.83	532.82	1.16	1.16	NULL		0.00	533.83			
SD LINE B	9+58.35'	8+66.40'	91.95	N/A	33	N/A	N/A	RCP	5.94	8.64	0.69	0.013	530.07	529.15	0.010					5.33	10.00	100	9.80	51.28	53.03	YES	8.63	0.18	0.009	0.86	532.76	531.90	1.16	1.16	NULL		0.00	532.76			
SD LINE B	8+66.40'	8+50.44'	15.96	N/A	33	N/A	N/A	RCP	5.94	8.64	0.69	0.013	529.15	528.75	0.025					5.33	10.00	100	9.80	51.28	83.85	YES	8.63	0.03	0.009	0.15	531.65	531.50	1.16	1.16	NULL		0.00	531.65			
SD LINE B	8+50.44'	7+00.44'	150.00	N/A	33	N/A	N/A	RCP	5.94	8.64	0.69	0.013	528.75	525.00	0.025					5.33	10.00	100	9.80	51.28	83.85	YES	8.63	0.29	0.009	1.40	529.15	527.75	1.16	1.16	NULL		0.00	529.15			
SD LINE B	7+00.44'	6+45.63'	54.81	N/A	33	N/A	N/A	RCP	5.94	8.64	0.69	0.013	525.00	523.63	0.025					5.33	10.00	100	9.80	51.28	83.85	YES	8.63	0.11	0.009	0.51	526.89	526.38	1.16	1.16	NULL		0.00	526.89			
SD LINE B	6+45.63'	5+49.87'	95.77	N/A	33	N/A	N/A	RCP	5.94	8.64	0.69	0.013	523.63	519.74	0.041					5.33	10.00	100	9.80	51.28	106.85	YES	8.63	0.18	0.009	0.90	523.63	522.73	1.16	1.16	NULL		0.00	523.63			
SD LINE B	5+49.87'	4+71.68'	78.19	N/A	33	N/A	N/A	RCP	5.94	8.64	0.69	0.013	519.74	516.93	0.036					5.33	10.00	100	9.80	51.28	100.62	YES	8.63	0.15	0.009	0.73	521.91	521.18	1.16	1.16	MANHOLE	0.05	0.06	521.97	524.79	2.82	
SD LINE B	4+71.68'	4+68.88'	2.87	N/A	42	N/A	N/A	RCP	9.62	11.00	0.88	0.013	516.18	516.15	0.009					5.33	10.00	100	9.80	51.28	95.70	YES	5.33	0.01	0.003	0.01	521.18	521.17	1.16	0.44	NULL	0.50	0.00	521.18			
SD LINE B	4+68.80'	3+92.85'	75.95	N/A	42	N/A	N/A	RCP	9.62	11.00	0.88	0.013	516.15	515.47	0.009	B-5	3.50	0.50	1.75	7.08	10.00	100	9.80	63.75	96.23	YES	6.63	0.19	0.004	0.30	520.64	520.34	0.44	0.68	WYE	0.35	0.53	521.17			
SD LINE B	3+92.85'	3+87.85'	5.00	N/A	48	N/A	N/A	RCP	12.57	12.57	1.00	0.013	514.97	514.95	0.004					7.08	10.00	100	9.80	63.75	91.09	YES	5.07	0.02	0.002	0.01	520.34	520.33	0.68	0.40	NULL		0.00	520.34			
SD LINE B	3+87.85'	3+81.73'	6.13	N/A	48	N/A	N/A	RCP	12.57	12.57	1.00	0.013	514.95	514.92	0.004	B-4	0.75	0.50	0.38	7.46	10.00	100	9.80	72.12	91.09	YES	5.74	0.02	0.003	0.02	519.96	519.94	0.40	0.51	WYE	0.35	0.37	520.33			
SD LINE B	3+81.73'	2+69.97'	111.75	N/A	48	N/A	N/A	RCP	12.57	12.57	1.00	0.013	514.92	514.47	0.004	B-3	1.04	0.50	0.52	7.98	10.00	100	9.80	77.21	91.09	YES	6.34	0.30	0.003	0.32	519.61	519.29	0.51	0.59	WYE	0.35	0.33	519.94			
SD LINE B	2+69.97'	2+58.13'	11.85	N/A	48	N/A	N/A	RCP	12.57	12.57	1.00	0.013	514.47	514.41	0.005	B-1 & B-2	4.11	0.50	2.06	10.03	10.00	100	9.80	94.86	101.84	YES	7.55	0.03	0.004	0.05	518.61	518.56	0.59	0.88	WYE	0.35	0.68	519.29			
SD LINE B	2+58.13'	1+49.67'	108.46	N/A	48	N/A	N/A	RCP	12.57	12.57	1.00	0.013	514.41	513.87	0.005					10.03	10.00	100	9.80	94.86	101.84	YES	7.55	0.24	0.004	0.47	518.34	517.87	0.88	0.88	BEND	0.25	0.22	518.56			
SD LAT B-6	1+16.82'	1+00.00'	16.82	N/A	18	N/A	N/A	RCP	1.77	4.71	0.38	0.013	534.06	533.84	0.013	B-6	1.09	0.50	0.55	0.55	10.00	100	9.80	5.50	12.01	YES	3.11	0.09	0.003	0.05	536.42	536.38	0.00	0.15	INLET		0.19	536.61	538.27	1.66	
SD LAT B-7	1+16.69'	1+00.00'	16.69	N/A	21	N/A	N/A	RCP	2.41	5.50	0.44	0.013	534.42	534.29	0.008	B-7	1.26	0.50	0.63	0.63	10.00	100	9.80	9.70	14.21	YES	4.03	0.07	0.004	0.06	537.26	537.20	0.00	0.25	INLET		0.32	537.58	538.89	1.31	
SD LAT B-8	1+16.74'	1+00.00'	16.74	N/A	21	N/A	N/A	RCP	2.41	5.50	0.44	0.013	537.67	537.54	0.008	B-8	1.67	0.50	0.84	0.84	10.00	100	9.80	8.02	14.21	YES	3.33	0.08	0.003	0.04	540.61	540.57	0.00	0.17	INLET		0.22	540.83	542.15	1.32	
SD LAT B-10	1+20.51'	1+00.00'	20.51	N/A	21	N/A	N/A	RCP	2.41	5.50	0.44	0.013	533.38	533.11	0.013	B-10	2.01	0.50	1.01	1.01	10.00	100	9.80	9.11	18.11	YES	3.79	0.09	0.003	0.07	536.26	536.20	0.00	0.22	INLET		0.28	536.54	537.86	1.32	
SD LAT B-11	1+54.37'	1+37.63'	16.74	N/A	18	N/A	N/A	RCP	1.77	4.71	0.38	0.013	533.66	533.44	0.013	B-11	1.21	0.50	0.61	0.61	10.00	100	9.80	5.93	12.01	YES	3.36	0.08	0.003	0.05	536.34	536.28	0.00	0.17	INLET		0.22	536.56	537.86	1.30	
SD LAT B-11	1+37.63'	1+35.50'	2.13	N/A	18	N/A	N/A	RCP	1.77	4.71	0.38	0.013	533.44	533.41	0.013					0.61	10.00	100	9.80	5.93	12.01	YES	3.36	0.01	0.003	0.01	536.21	536.20	0.17	0.17	BEND	0.43	0.08	536.28			
SD LAT B-11	1+35.50'	1+31.50'	4.00	N/A	21	N/A	N/A	RCP	2.41	5.50	0.44	0.013	533.16	533.11	0.013					0.61	10.00	100	9.80	5.93	18.11	YES	2.59	0.03	0.001	0.01	536.20	536.20	0.17	0.10	NULL		0.00	536.20			
SD LAT B-11	1+31.50'	1+00.00'	31.50	N/A	21	N/A	N/A	RCP	2.41	5.50	0.44	0.013	533.11	532.70	0.013	B-10	2.01	0.50	1.01	1.61	10.00	100	9.80	15.04	18.11	YES	6.25	0.08	0.009	0.28	535.64	535.36	0.10	0.61	WYE	0.50	0.56	536.20			
SD LINE M	2+17.02'	1+53.19'	63.83	N/A	48	N/A	N/A	RCP	12.57	12.57	1.00	0.013	526.50	525.75	0.012		12.31	0.50	6.16	6.16	10.00	100	9.80	105.91	156.46	YES	8.43	0.13	0.005	0.35	530.15	529.80	0.00	1.10	INLET		1.38	531.53			
SD LINE M	1+53.19'	1+35.10'	18.10	N/A	48	N/A	N/A	RCP	12.57	12.57	1.00	0.013	525.75	525.54	0.012					6.16	10.00	100	9.80	105.91	156.46	YES	8.43	0.04	0.005	0.10	529.64	529.54	1.10	1.10	BEND	0.15	0.17	529.80			
SD LINE M	1+35.10'	1+12.51'	22.59	N/A	48	N/A	N/A	RCP	12.57	12.57	1.00	0.013	525.54	524.41	0.050	M-1 & M-2	3.23	0.50	1.62	7.77	10.00	100	9.80	123.00	321.42	YES	9.79	0.04	0.007	0.16	525.99	525.83	1.10	1.49	WYE	0.35	1.10	527.10			
SD LAT M-1	1+87.65'	1+63.98'	23.67	N/A	24	N/A	N/A	RCP	3.14	6.28	0.50	0.013	528.46	528.21	0.011	M-2	2.53	0.50	1.27	1.27	10.00	100	9.80	13.66	23.35	YES	4.35	0.09	0.004	0.09	530.58	530.49	0.00	0.29	INLET		0.37	530.95	533.21	2.26	
SD LAT M-1	1+63.98'	1+55.32'	8.66	N/A	24	N/A	N/A	RCP	3.14	6.28	0.50	0.013	528.21	528.12	0.011					1.27	10.00	100	9.80	13.66	23.35	YES	4.35	0.03	0.004	0.03	530.37	530.34	0.29	0.29	BEND	0.43	0.13	530.49			
SD LAT M-1	1+55.32'	1+08.97'	46.34	N/A	24	N/A	N/A	RCP	3.14	6.28	0.50	0.013	528.12	527.63	0.011	M-1	0.70	0.50	0.35	1.62	10.00	100	9.80	17.09	23.35	YES	5.44	0.14	0.006	0.26	530.02	529.76	0.29	0.46	WYE	0.50	0.31	530.34			
SD LAT M-1	1+08.97'	1+00.00'	8.97	N/A	24	N/A	N/A	RCP	3.14	6.28	0.50	0.013	527.63	527.54	0.011					1.62	10.00	100	9.80	17.09	23.35	YES	5.44	0.03	0.006	0.05	529.59	529.54	0.46	0.46	BEND	0.37	0.17	529.76			
SD LAT M-2	1+28.99'	1+00.00'	28.99	N/A	18	N/A	N/A	RCP	1.77	4.71	0.38	0.013	529.00	528.62	0.013	M-1	0.70	0.50	0.35	0.35	10.00	100	9.80	3.43	12.01	YES	1.94	0.25	0.001	0.03	530.37	530.34	0.00	0.06	INLET		0.07	530.44	533.21	2.77	
SD LINE D	20+70.59'	20+53.84'	16.74	N/A	18	N/A	N/A	RCP	1.77	4.71	0.38	0.013	552.08	551.65	0.026	D-13	1.68	0.50	0.84	0.84	10.00	100	9.80	7.92	16.98	YES	4.48	0.06	0.006	0.09	553.57	553.48	0.00	0.31	INLET		0.39	553.96	556.30	2.34	
SD LINE D	20+53.84'	20+51.72'	2.13	N/A	18	N/A	N/A	RCP	1.77	4.71	0.38	0.013	551.65	551.59	0.026					0.84	10.00	100	9.80	7.92	16.98	YES	4.48	0.01	0.006	0.01	553.34	553.33	0.31	0.31	BEND	0.43	0.13	553.48			
SD LINE D	20+51.72'	20+47.72'	4.00	N/A	21	N/A	N/A	RCP	2.41	5.50	0.44	0.013	551.34	551.32	0.006					0.84	10.00	100	9.80	7.92	12.31	YES	3.29	0.02	0.002	0.01	553.33	553.32	0.31	0.17	NULL		0.00	553.33			
SD LINE D	20+47.72'	19+50.23'	97.49	N/A	21	N/A	N/A	RCP	2.41	5.50	0.44	0.013	551.32	550.73	0.006	D-12	0.81	0.50	0.41	1.25	10.00	100	9.80	11.89	12.31	YES	4.94	0.33	0.006	0.55	553.03	552.48	0.17	0.38	WYE	0.50	0.30	553.32			
SD LINE D	19+50.23'	17+31.49'	218.74	N/A	21	N/A	N/A	RCP	2.41	5.50	0.44	0.013	550.73	542.22	0.039					1.25	10.00	100	9.80	11.89	31.34	YES	4.94	0.74	0.006	1.23	550.73	549.97	0.38	0.38	NULL		0.00	550.73			
SD LINE D	17+31.49'	15+44.57'	186.92	N/A	27	N/A	N/A	RCP	3.98	7.07	0.56	0.013	541.72	537.38	0.023	D-10 & D-11	3.46	0.50	1.73	2.98	10.00	100	9.80	28.67	47.30	YES	7.21	0.43	0.009	1.59	542.21	540.61	0.38	0.81	JUNCTION	0.25	0.71	542.92	546.71	3.79	
SD LINE D	15+44.57'	14+52.32'	92.25	N/A	27	N/A	N/A	RCP	3.98	7.07	0.56	0.013	537.38	536.37	0.011					2.98	10.00	100	9.80	28.67	32.57	YES	7.21	0.21	0.009	0.79	540.61	539.83	0.81	0.81	NULL		0.00	540.61			
SD LINE D	14+52.32'	13+80.06'	72.26	N/A	27	N/A	N/A	RCP	3.98	7.07	0.56	0.013	536.37	535.57	0.011					2.98	10.00	100	9.80	28.67	32.57	YES	7.21	0.17	0.009	0.62	539.83	539.21	0.81	0.81	NULL		0.00	539.83			
SD LINE D	13+80.06'	13+76.06'	4.00	N/A	33	N/A	N/A	RCP	5.94	8.64	0.69	0.013	535.07	535.04	0.008					2.98	10.00	100	9.80	28.67	47.43	YES	4.83	0.01	0.003	0.01	539.21	539.20	0.81	0.36	NULL		0.00	539.21			
SD LINE D	13+76.06'	13+58.84'	17.22	N/A	33	N/A	N/A	RCP	5.94	8.64	0.69	0.013	535.04	534.90	0.008	D-9	1.47	0.50	0.74	3.71	10.00	100	9.80	36.05	47.43	YES	6.07	0.05	0.005	0.08	538.75	538.67	0.36	0.57	WYE	0.35	0.45	539.20			
SD LINE D	13+58.84'	13+23.17'	35.66	N/A	33	N/A	N/A	RCP	5.94	8.64	0.69	0.013	534.90	534.62	0.008	D-8	1.73	0.50	0.87	4.58	10.00	100	9.80	44.52	47.43	YES	7.49	0.08	0.007	0.25	538.00	537.75	0.57	0.87	WYE	0.35	0.67	538.67			
SD LINE D	13+23.17'	12+18.09'	105.08	N/A	33	N/A	N/A	RCP	5.94	8.64	0.69	0.013	534.62	533.78	0.008					4.58	10.00	100	9.80	44.52	47.43	YES	7.49	0.23	0.007	0.74	537.27	536.53	0.87	0.87	MANHOLE	0.55	0.48	537.75			
SD LINE D	12+18.09'	11+66.88'	51.22	N/A	33	N/A	N/A	RCP	5.94	8.64	0.69	0.013	533.78	532.41	0.027					4.58	10.00	100	9.80	44.



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'

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ELEVATION = PLAN 565.98' FIELD 566.02'

CAUTION!!!
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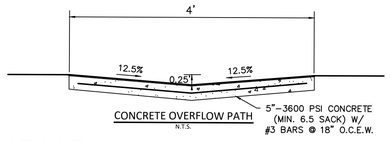
RECORD DRAWING

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:

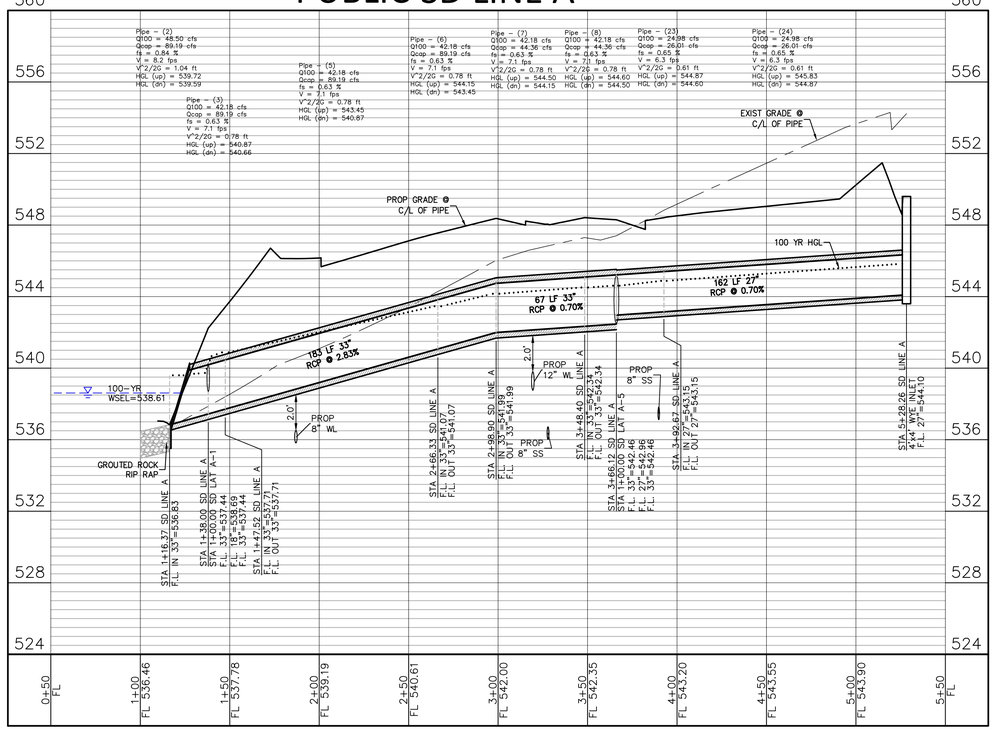
Johnson Volk Consulting, Inc.

PROFILE LEGEND

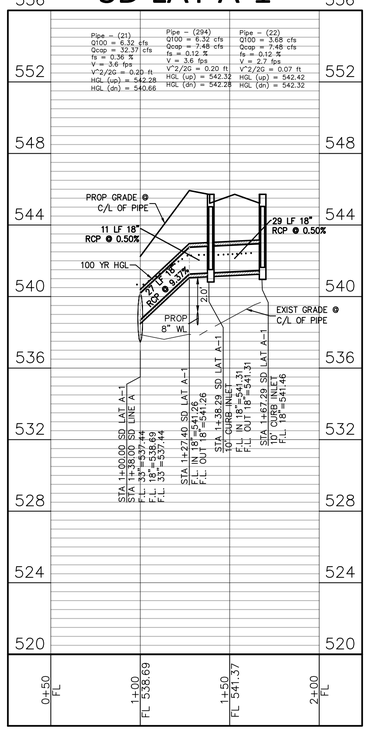
PIPE – (30)	LINE ID
– – – – –	EXISTING GRADE
———	FINISHED GRADE
.....	HYDRAULIC GRADE LINE 100–YR/FLOW DEPTH



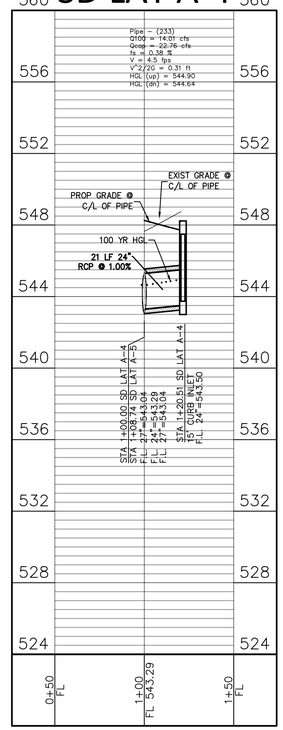
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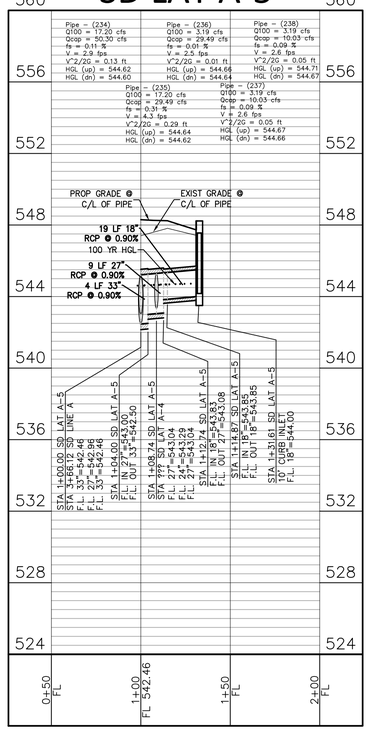
PUBLIC SD LAT A-1



PUBLIC SD LAT A-4



PUBLIC SD LAT A-5





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SCALE 1" = 40'

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 501A

31

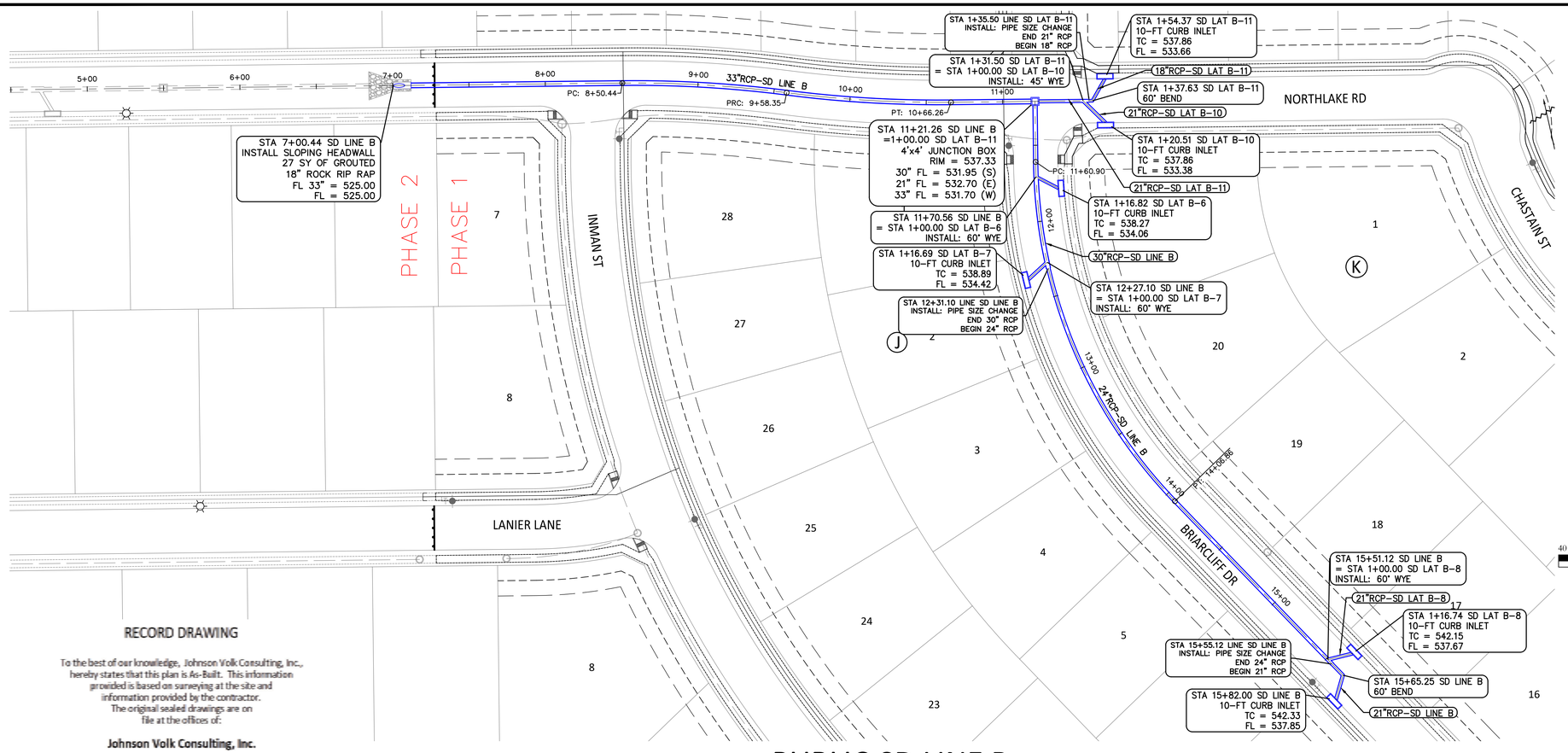
JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11992 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

STORM DRAIN PLAN & PROFILE - SD LINE A

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

J:\civil 3d projects\gco - qualico communities\gco501 - mims road property\sve plans\dwg\sheets\construction plans\gco501 - storm p&ps.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.
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ELEVATION = PLAN 565.98' FIELD 566.02'

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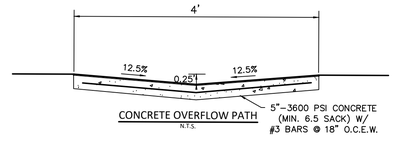
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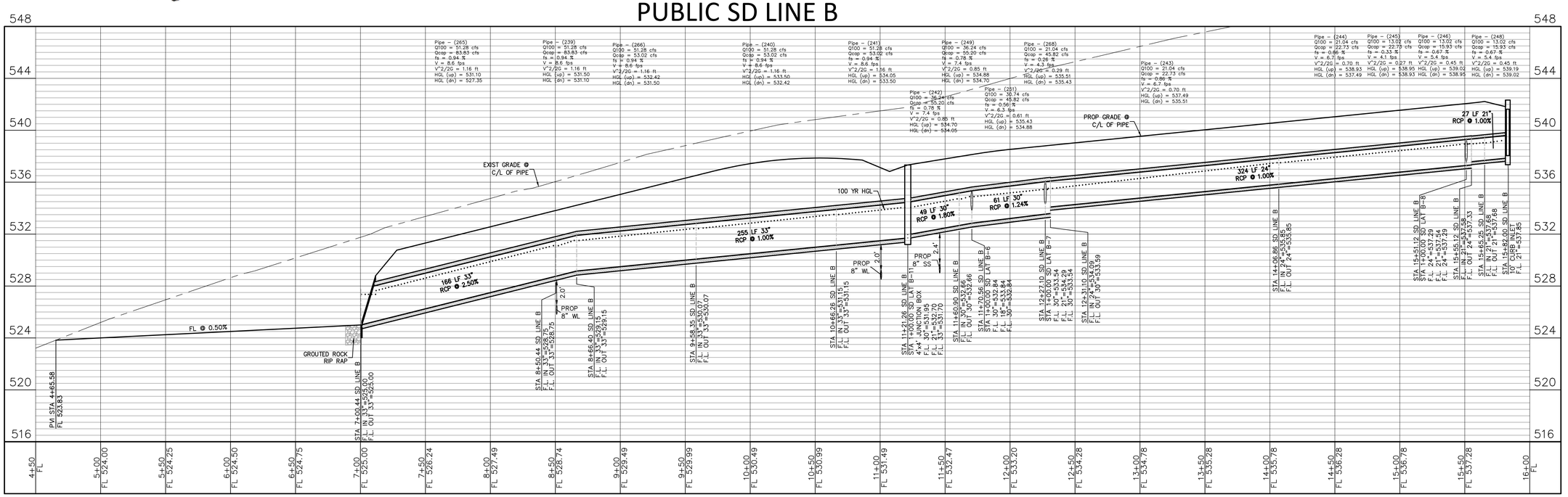
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40 20 0 40
SCALE 1" = 40'

PROFILE LEGEND

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





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

PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

STORM DRAIN PLAN & PROFILE - SD LINE B

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 501A

32

J:\civil 3d projects\ago - quadco companies\ago501 - mims road property\tx plans\dwg\sheets\construction plans\ago501 - storm mkr.dwg

BENCHMARKS

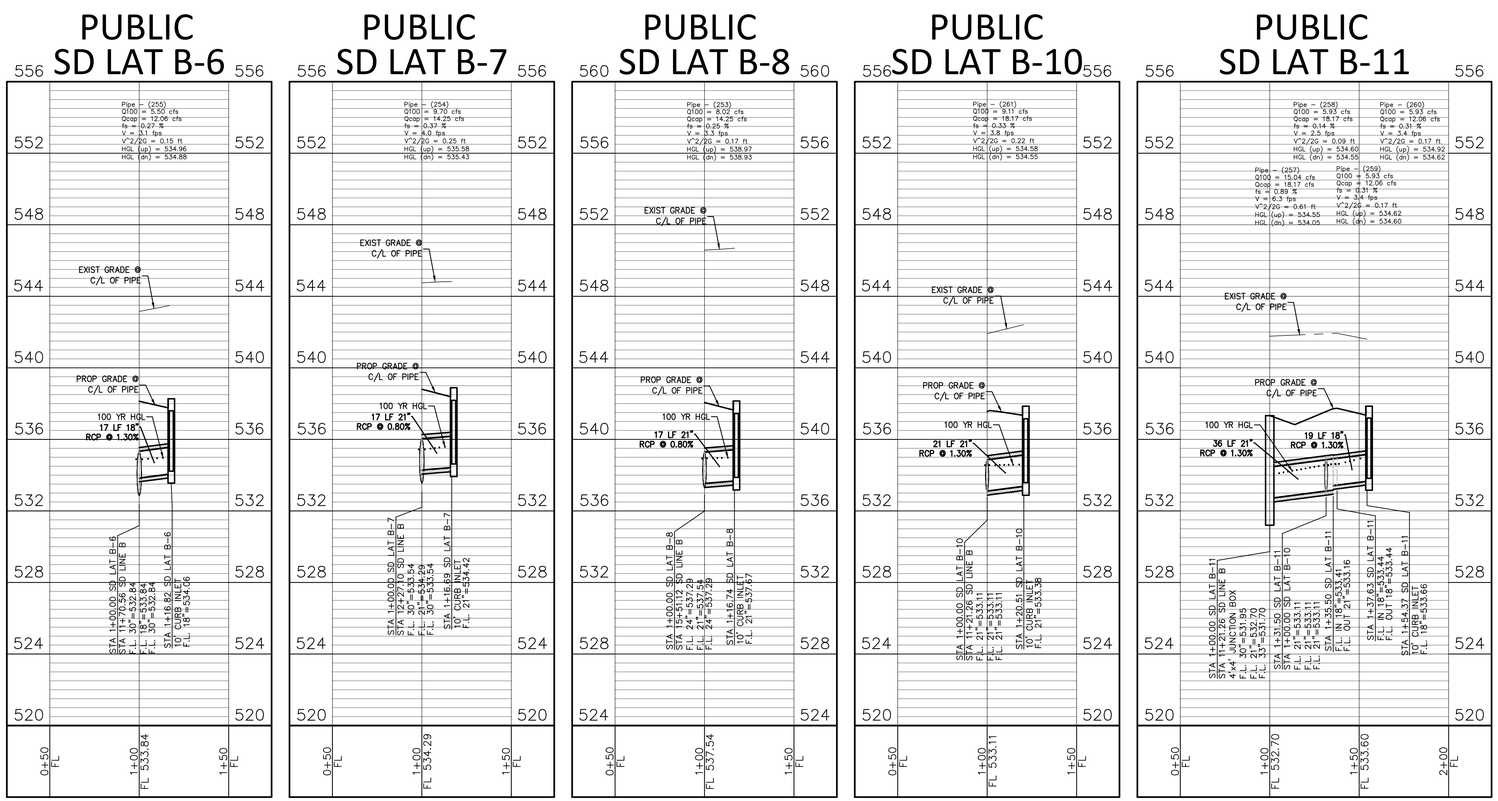
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PROFILE LEGEND

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– – – – –	EXISTING GRADE
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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

PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

STORM DRAIN PLAN & PROFILE - SD LINE B LATERALS

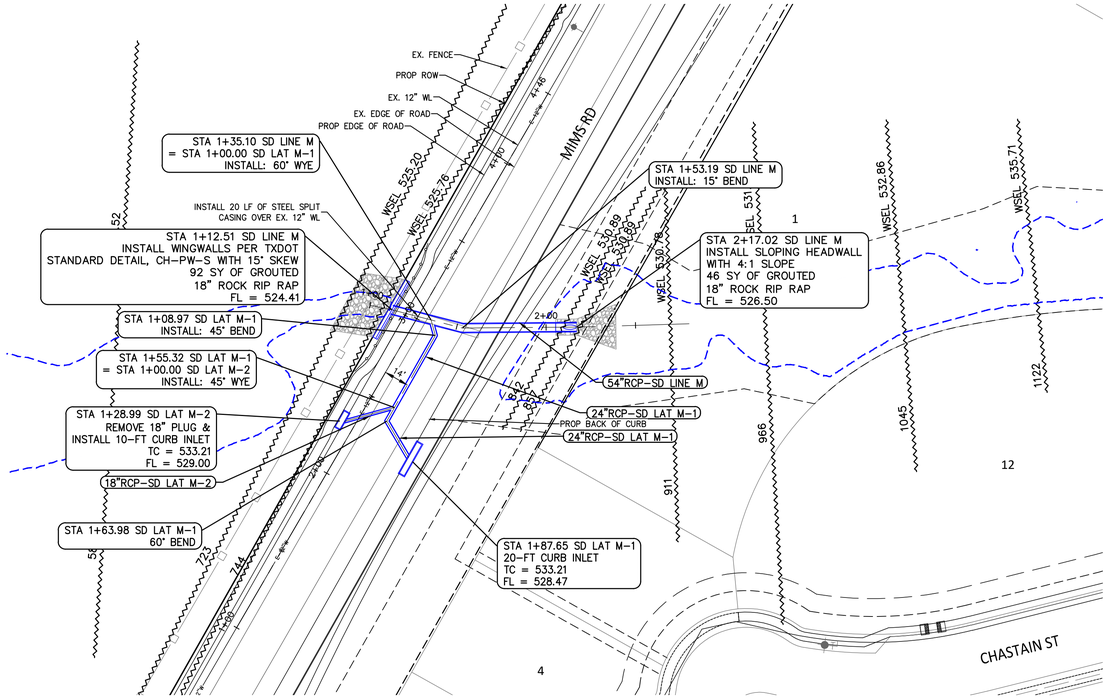
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

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

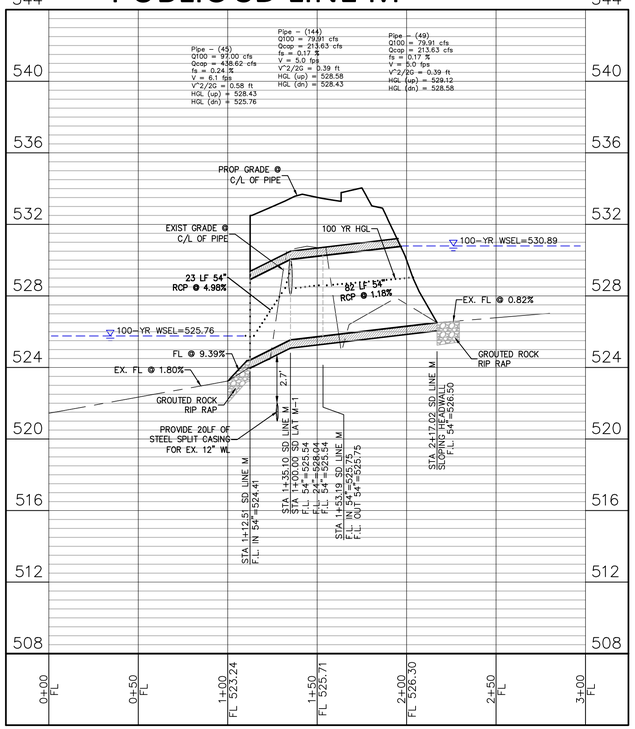
JVC No 501A

33

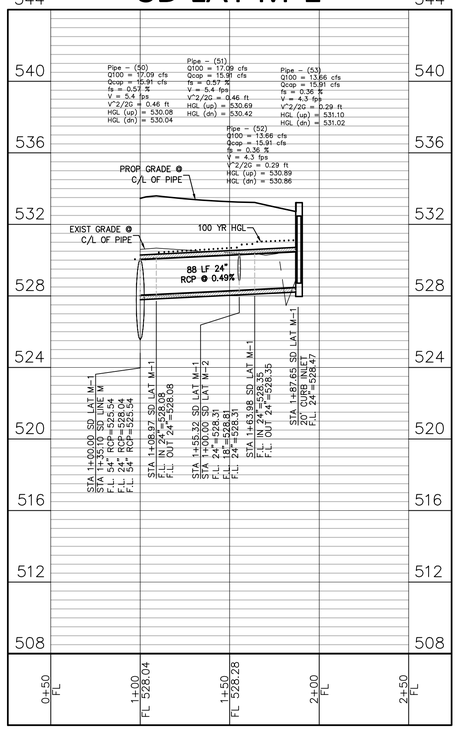
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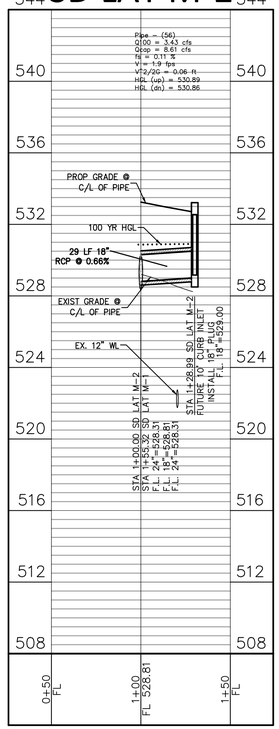
PUBLIC SD LINE M



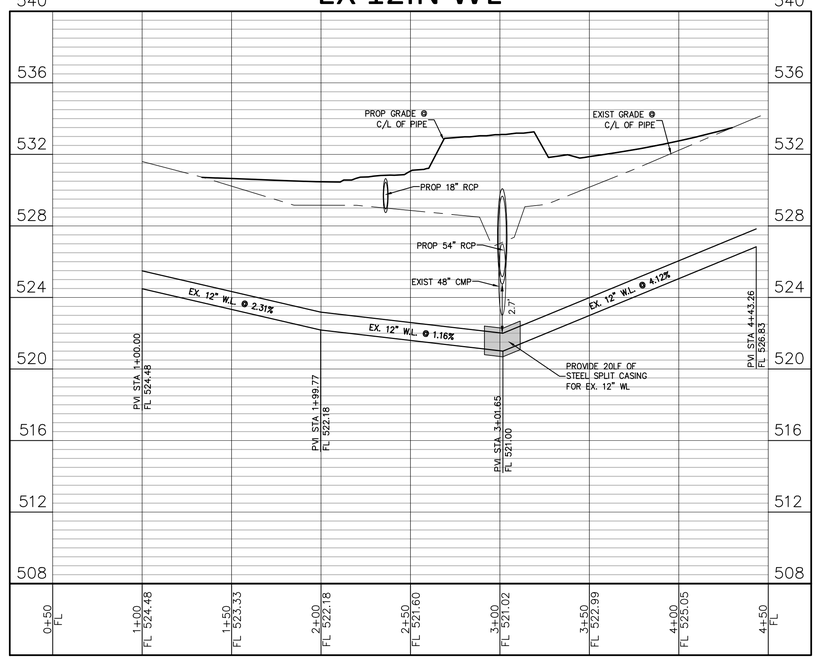
PUBLIC SD LAT M-1



PUBLIC SD LAT M-2



EX 12IN WL



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

CAUTION!!!
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RECORD DRAWING

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PROFILE LEGEND

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

N

40 20 0 40

SCALE 1" = 40'

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

PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

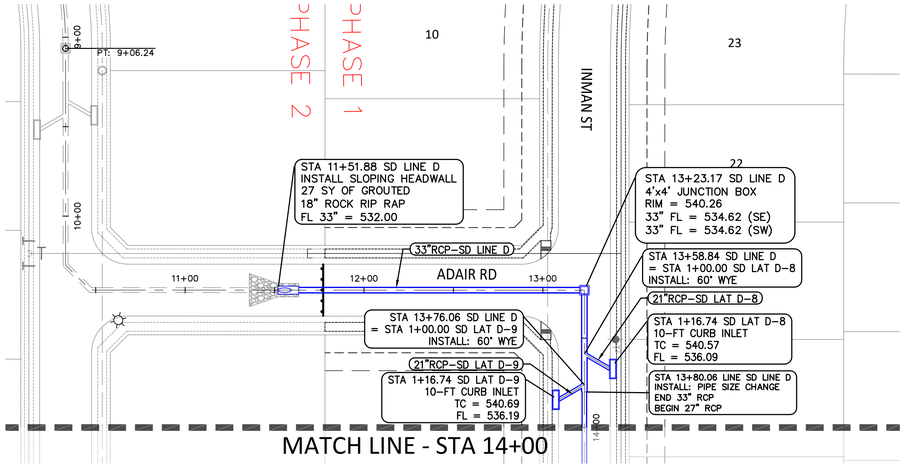
STORM DRAIN PLAN & PROFILE - SD LINE M

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 501A

34

I:\Civil 3d projects\apo - qualico companies\apo501 - mims road property\ive plans\dwg\sheets\construction plans\apo501 - storm pkSp.dwg



BENCHMARKS

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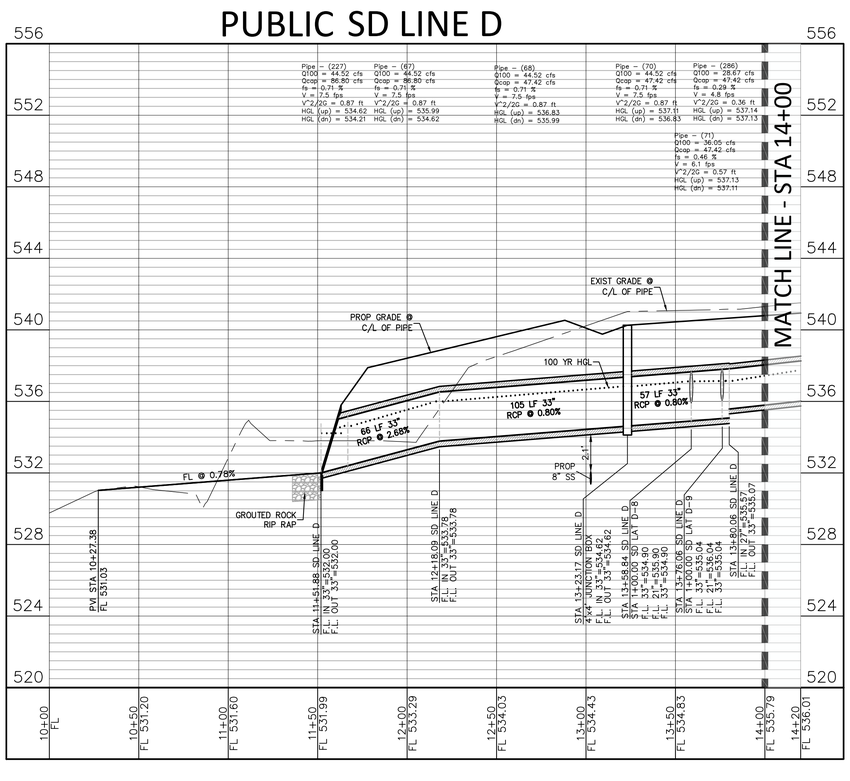
RECORD DRAWING

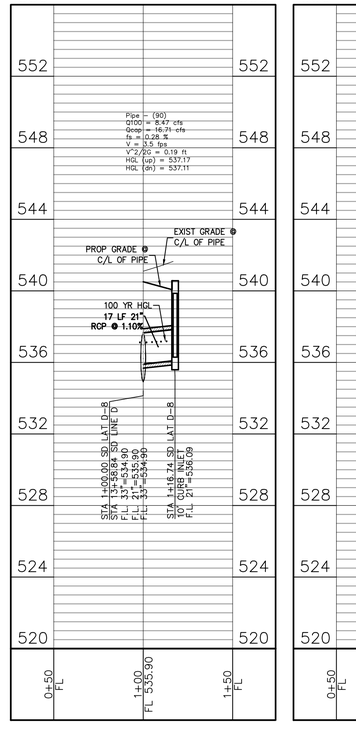
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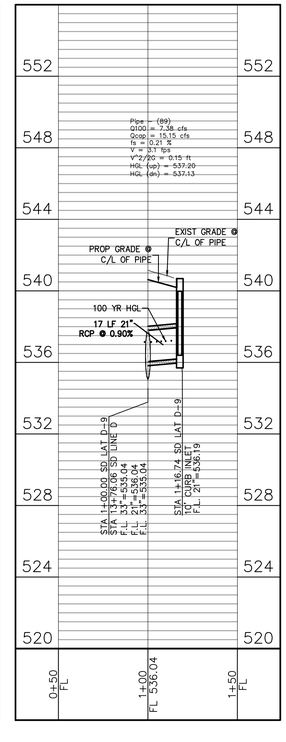
Johnson Volk Consulting, Inc.

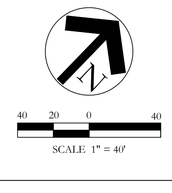
PROFILE LEGEND

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









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1" = 4' (V)
One Inch
JVC No 501A

35

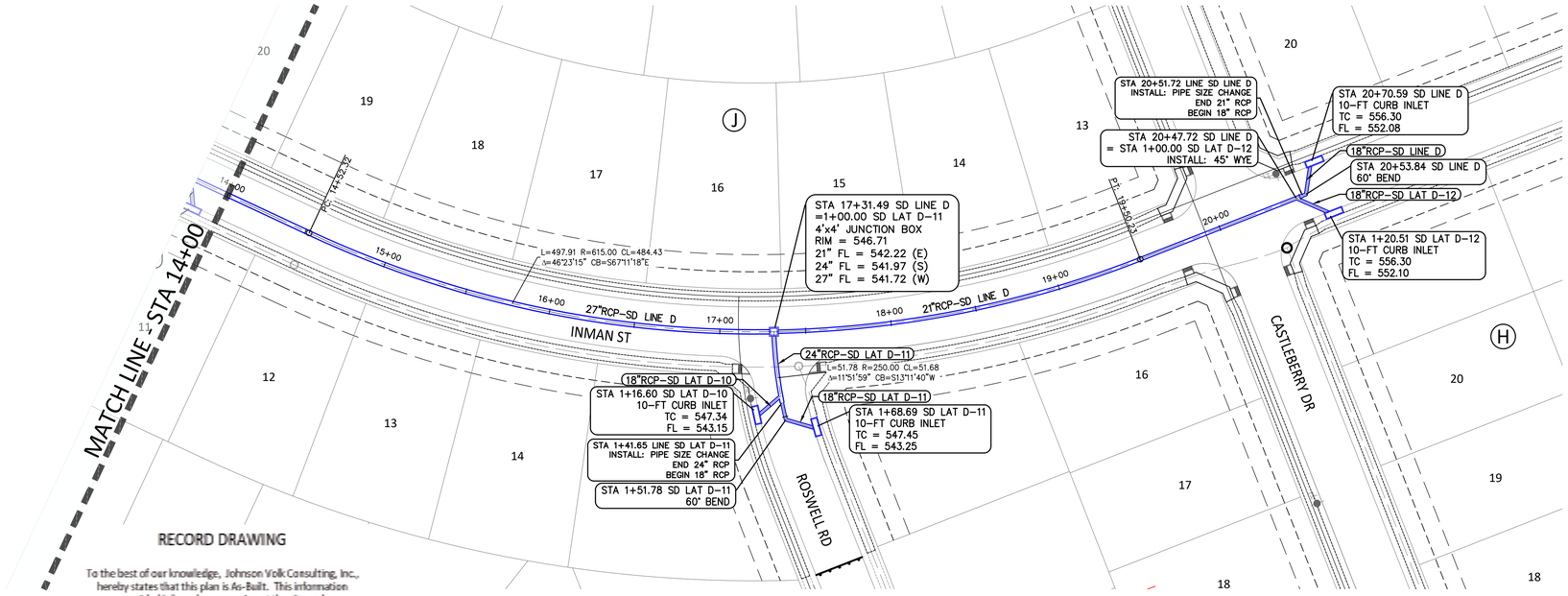
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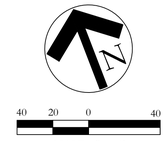
PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

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BENCHMARKS

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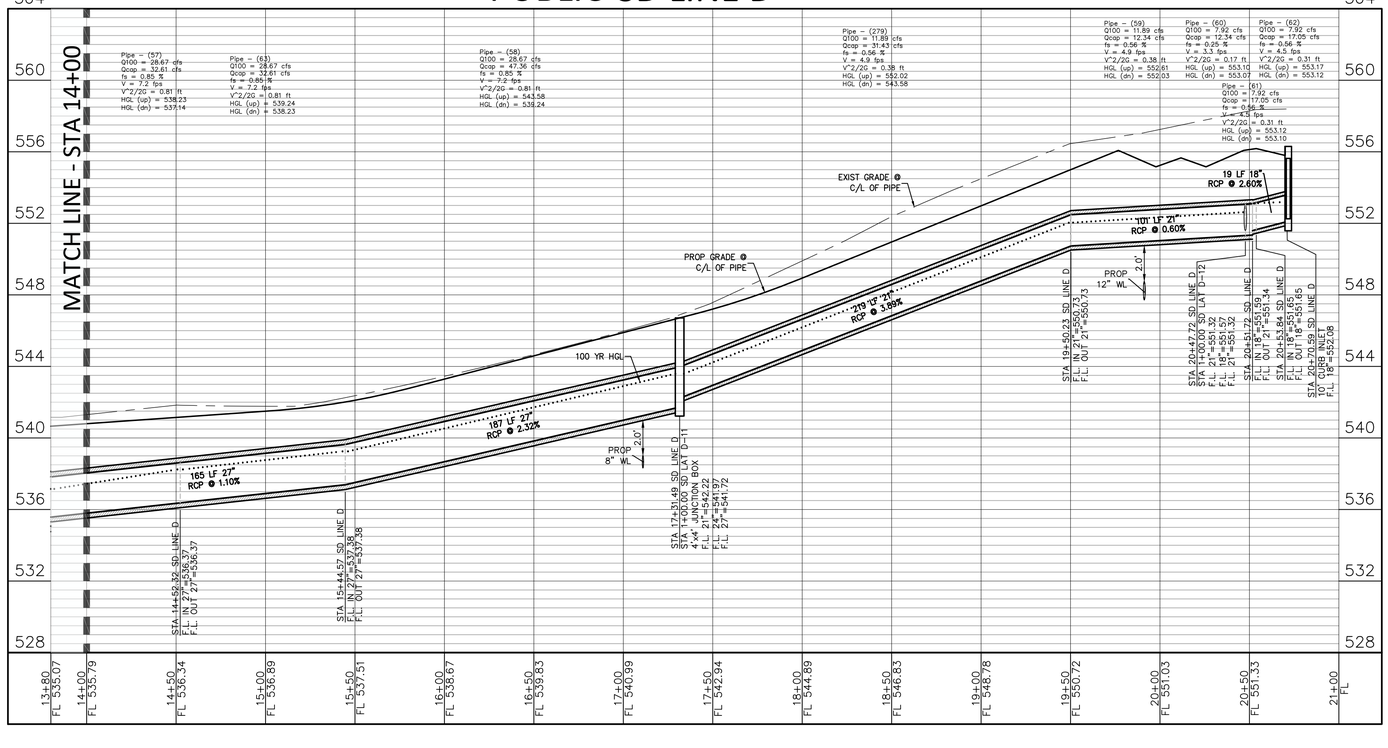
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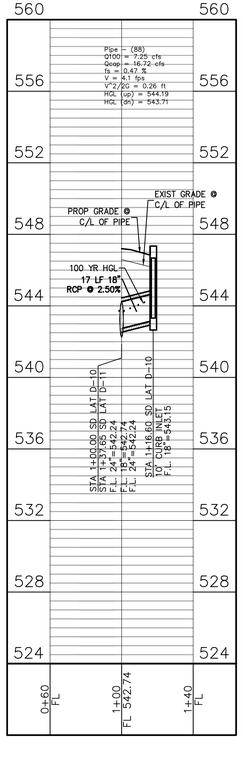
PROFILE LEGEND

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

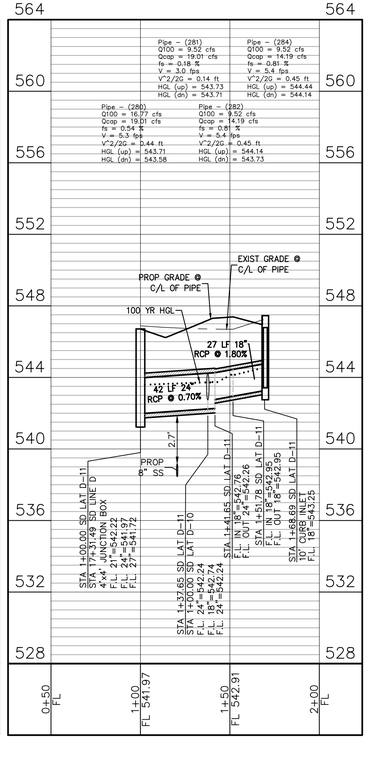
PUBLIC SD LINE D



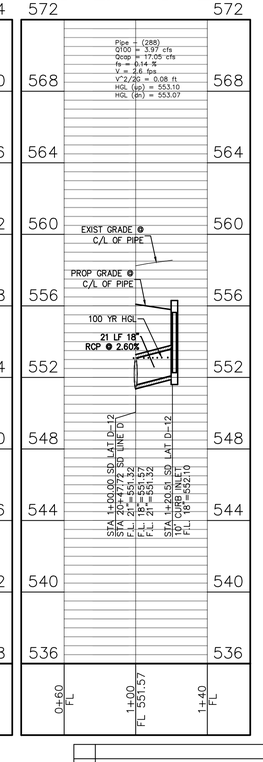
PUBLIC SD LAT D-10



PUBLIC SD LAT D-11



PUBLIC SD LAT D-12



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

PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

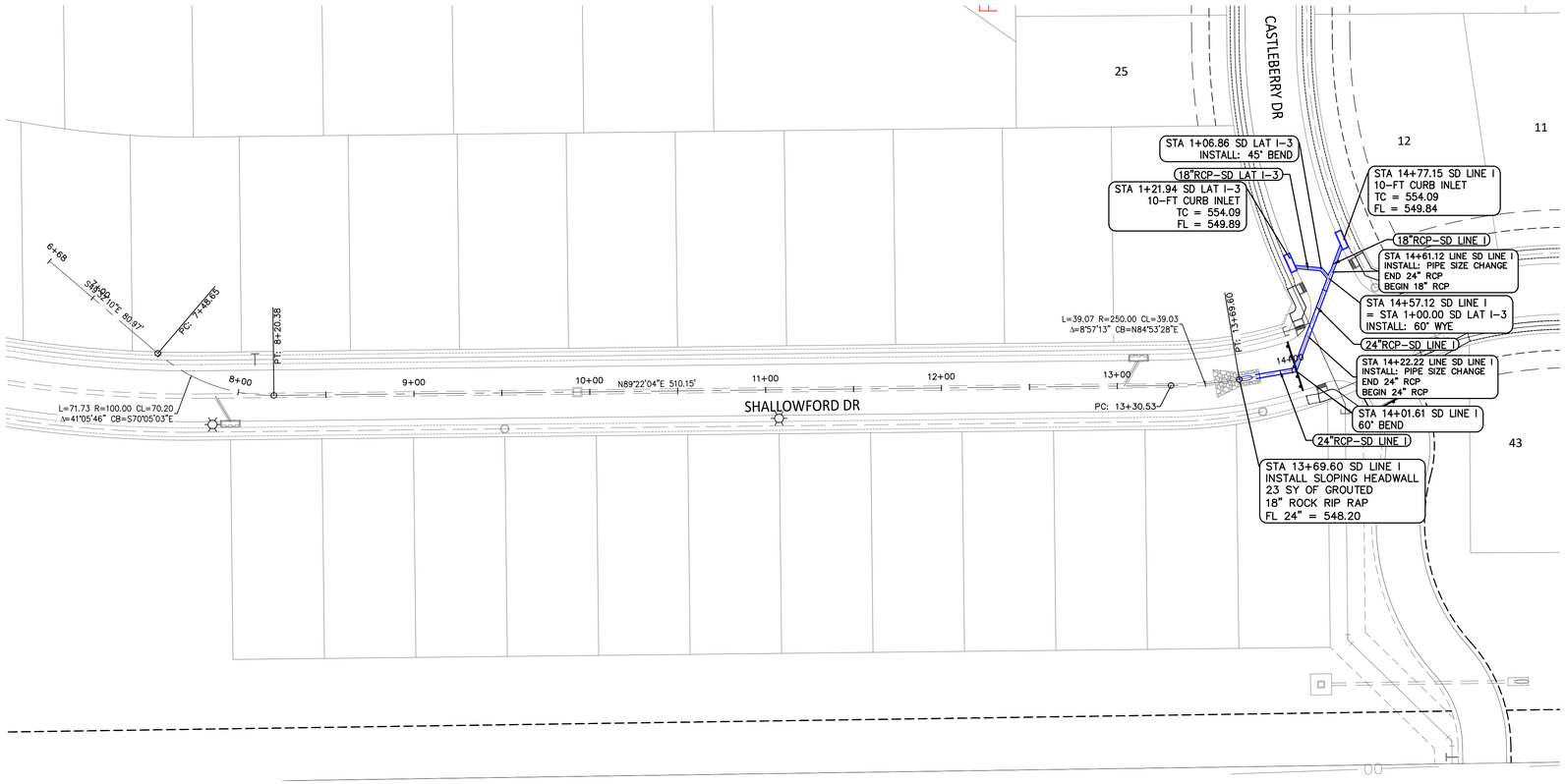
STORM DRAIN PLAN & PROFILE - SD LINE D - SHEET 2 OF 2

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 501A

36

J:\civil 3d projects\gco - qualico communities\gco501 - mims road property\ive plans\dwg\sheets\construction plans\gco501 - storm p&ps.dwg



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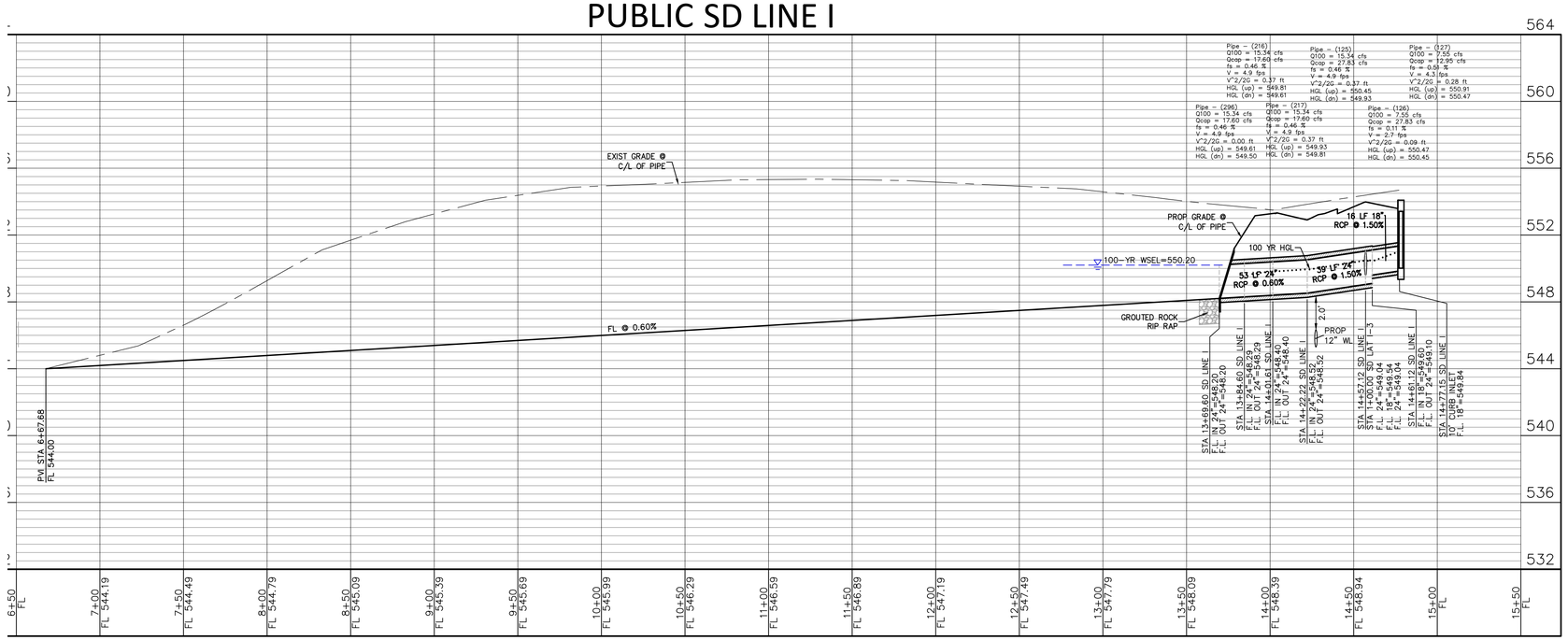
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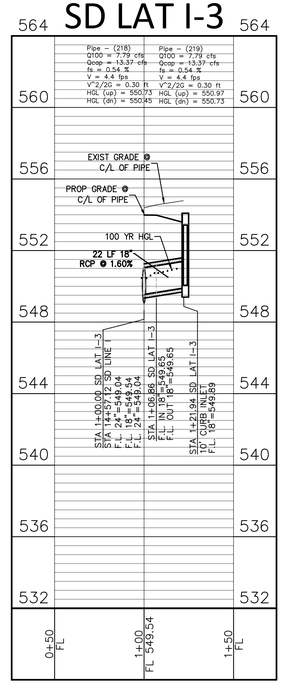
PROFILE LEGEND

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

PUBLIC SD LINE I



PUBLIC SD LAT I-3



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N

40 20 0 40

SCALE 1" = 40'

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

JVC No 501A

1	

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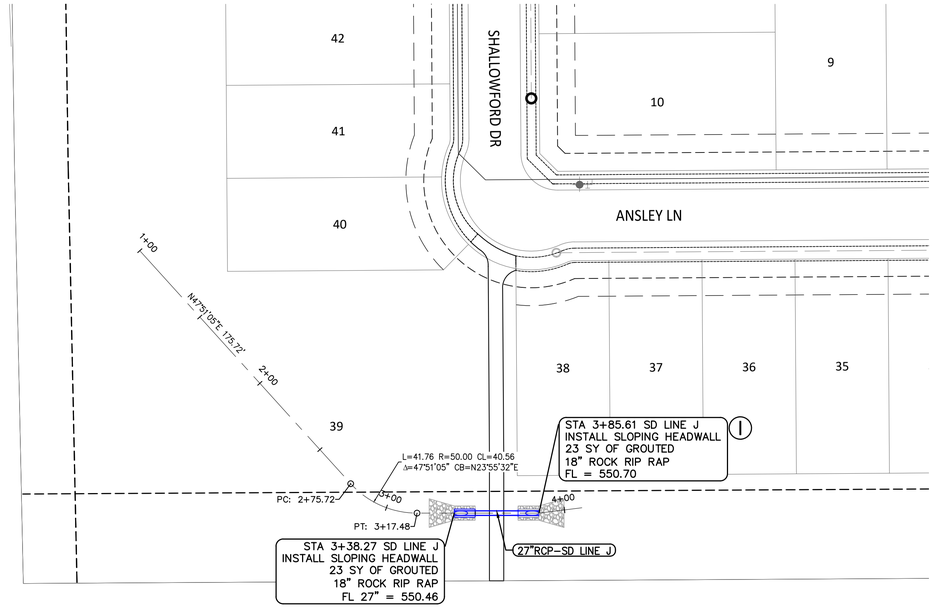
PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

STORM DRAIN PLAN & PROFILE - SD LINE I

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

37

j:\civil 3d projects \gec - spiaffco companies \gec501 - mims road prospect\ jvc plans \dwg\ sheets \construction plans \gec501 - storm 24x36.dwg



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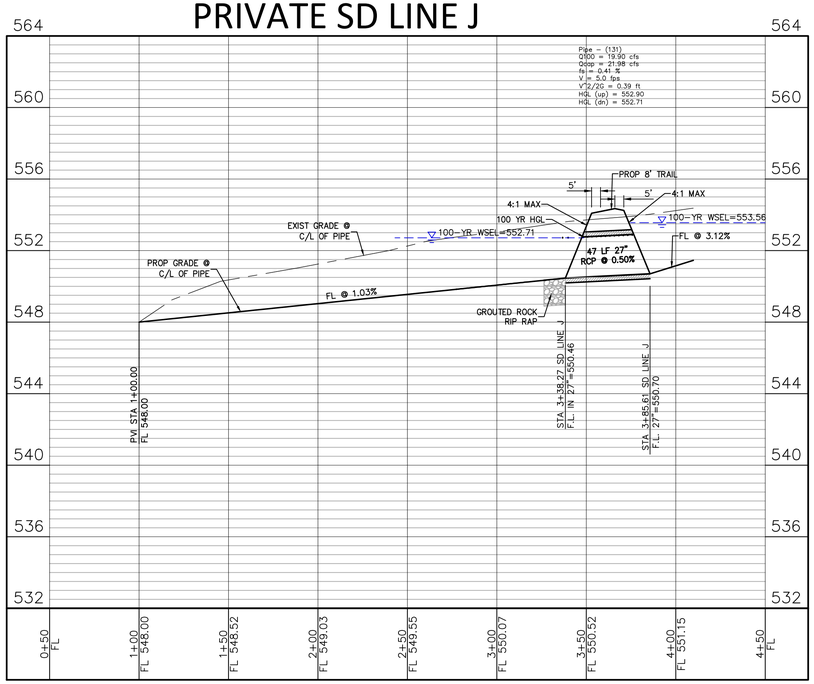
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– – – – –	EXISTING GRADE
———	FINISHED GRADE
.....	HYDRAULIC GRADE LINE 100–YR/FLOW DEPTH

PRIVATE SD LINE J



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SCALE 1" = 40'

1	
2	
3	
4	
5	

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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

STORM DRAIN PLAN & PROFILE - SD LINE J

STATE OF TEXAS
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91751
LICENSED PROFESSIONAL ENGINEER

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One Inch

JVC No 501A

38

J:\civil 3d projects\qco - qualico companies\qco501 - mims road property\ive plans\dwg\sheets\construction plans\qco501 - storm p&ps.dwg

PEACHTREE MEADOWS ST

ANSLEY LN

CASTLEBERRY DR

CHASTAIN ST

MIMS ROAD

NORTHLAKE RD

BRIARCLIFF DR

INMAN ST

ADAIR RD

ROSWELL RD

LANIER LANE

SHALLOWFORD DR

12" PVC WL - A

8" PVC WL - B

8" PVC WL - C

8" PVC WL - D

8" PVC WL - E

8" PVC WL - F

8" PVC WL - G

PHASE 1

PHASE 2

WL – A STA 1+00.00
BEGIN WL – A
CONNECT TO EX. 12" POLYVINYL CHLORIDE WL
INSTALL:
1 – 12"x12" TEE
2 – 12" GATE VALVES
(CONTRACTOR SHALL FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION)

INSTALL:
100 LF TOTAL
3–4" PVC SLEEVES
PER DETAIL

WL – A STA 1+84.85
INSTALL:
1 – 1.5" IRRIGATION SERVICE

WL – A STA 2+65.69
INSTALL:
1 – 12"X 6" TEE
1 – FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE
1 – 12" GATE VALVE

WL – A STA 5+83.20
WL – B STA 1+00.00
INSTALL:
1 – 12"x 8" TEE
1 – 12" GATE VALVE

WL – B STA 1+28.15
INSTALL:
1 – 8"X 6" TEE
1 – FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE
1 – 8" GATE VALVE

WL – B STA 2+22.86
LOWER W.L. @ S.D. CROSSING

WL – A STA 6+18.20
LOWER W.L. @ S.D. CROSSING

WL – B STA 2+68.99
LOWER W.L. @ S.D. CROSSING

WL – A STA 8+99.20
INSTALL:
1 – 12" 45° HORIZ. BEND

WL – A STA 9+20.41
INSTALL:
1 – 12" 45° HORIZ. BEND

WL – A STA 9+33.92
INSTALL:
1 – 12"X 6" TEE
1 – FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE
1 – 12" GATE VALVE

WL – D STA 16+96.89
INSTALL:
1 – 8" 45° HORIZ. BEND

WL – D STA 16+77.09
INSTALL:
1 – 8" 45° HORIZ. BEND

WL – D STA 17+32.40
INSTALL:
1 – 8"X 6" TEE
1 – FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE
1 – 8" GATE VALVE

WL – D STA 20+42.40
INSTALL:
1 – 8"X 6" TEE
1 – FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE
1 – 8" GATE VALVE

WL – D STA 24+03.31
INSTALL:
1 – 8"X 6" TEE
1 – FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE
1 – 8" GATE VALVE

WL – D STA 24+77.65
WL – I STA 1+00.00
INSTALL:
1 – 8"x 8" TEE
2 – 8" GATE VALVES

WL – I STA 1+03.09
INSTALL:
1 – 8" 11.25° HORIZ. BEND

WL – I STA 2+73.42
INSTALL:
1 – 8"X 6" TEE
1 – FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE

WL – I STA 2+76.81
INSTALL:
1 – 1" IRRIGATION SERVICE

INSTALL:
64 LF TOTAL
2–4" PVC SLEEVES
PER DETAIL

WL – A STA 22+85.51
WL – I STA 3+42.31
INSTALL:
1 – 12"x 8" TEE
1 – 8" GATE VALVE

WL – D STA 25+31.75
END 8" WATER LINE WL – D
INSTALL:
1 – 8" PLUG
N 7012021.46
E 2599645.69

REMOVE EXIST. WATER SERVICE & 45° BENDS

WL – A STA 14+64.91
LOWER W.L. @ S.D. CROSSING

WL – A STA 19+38.99
INSTALL:
1 – 12"X 6" TEE
1 – FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE
1 – 12" GATE VALVE

WL – A STA 16+27.91
INSTALL:
1 – 12"X 6" TEE
1 – FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE

WL – A STA 22+44.45
WL – H STA 1+00.00
INSTALL:
1 – 12"x 8" TEE
1 – 8" GATE VALVE
2 – 12" GATE VALVES

WL – A STA 22+47.03
LOWER W.L. @ S.D. CROSSING

WL – H STA 1+15.06
END 8" WATER LINE WL – H
INSTALL:
1 – 8" PLUG
1 – 8" GATE VALVE
N 7012068.33
E 2599364.73

WL – A STA 22+94.70
INSTALL:
1 – 12" 22.5° HORIZ. BEND

WL – A STA 23+00.23
END 12" WATER LINE WL – A
INSTALL:
1 – 12" PLUG
1 – 12" GATE VALVE
N 7012021.83
E 2599399.66

WL – B STA 6+76.85
INSTALL:
1 – 8"X 6" TEE
1 – FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE

WL – B STA 7+34.94
INSTALL:
1 – 8" 22.5° HORIZ. BEND

WL – B STA 7+54.29
INSTALL:
1 – 8" 45° HORIZ. BEND

WL – C STA 1+00.00
BEGIN WL – C
CONNECT TO EX. 12" POLYVINYL CHLORIDE WL
INSTALL:
1 – 12"x8" TEE
1 – 12" GATE VALVE
1 – 8" GATE VALVE
(CONTRACTOR SHALL FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION)

INSTALL:
100 LF TOTAL
3–4" PVC SLEEVES
PER DETAIL

WL – C STA 1+84.84
INSTALL:
1 – 1.5" IRRIGATION SERVICE

WL – C STA 3+29.96
WL – B STA 10+74.28
INSTALL:
1 – 8"x 8" TEE
3 – 8" GATE VALVES

WL – C STA 3+50.46
LOWER W.L. @ S.D. CROSSING

WL – C STA 3+72.24
INSTALL:
1 – 8"X 6" TEE
1 – FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE
1 – 8" GATE VALVE

WL – C STA 8+06.35
INSTALL:
1 – 8"X 6" TEE
1 – FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE
1 – 8" GATE VALVE

WL – C STA 12+01.50
INSTALL:
1 – 8"X 6" TEE
1 – FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE

WL – A STA 11+95.41
WL – C STA 12+26.00
INSTALL:
1 – 12"x 8" TEE
2 – 12" GATE VALVES
1 – 8" GATE VALVES

WL – A STA 14+44.40
WL – D STA 14+01.09
INSTALL:
1 – 12"x 8" CROSS
1 – 8" GATE VALVES
1 – 12" GATE VALVES

WL – D STA 14+44.84
INSTALL:
1 – 8"X 6" TEE
1 – FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE
1 – 8" GATE VALVE

WL – D STA 7+84.18
INSTALL:
1 – 8"X 6" TEE
1 – FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE

WL – D STA 7+29.14
WL – F STA 4+31.00
INSTALL:
1 – 8"x 8" TEE
3 – 8" GATE VALVES

WL – D STA 4+18.64
INSTALL:
1 – 8" X 6" TEE
1 – FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE

WL – D STA 3+76.74
WL – E STA 1+00.00
INSTALL:
1 – 8"x 8" TEE
3 – 8" GATE VALVES

WL – F STA 2+55.68
END 8" WATER LINE WL – F
INSTALL:
1 – 8" PLUG
1 – 8" GATE VALVE
N 7013033.37
E 2598629.84

WL – G STA 7+65.01
END 8" WATER LINE WL – G
INSTALL:
1 – 8" PLUG
1 – 8" GATE VALVE
N 7012733.74
E 2599043.43

WL – G STA 9+22.83
LOWER W.L. @ S.D. CROSSING

WL – G STA 8+90.30
INSTALL:
1 – 8"x 6" TEE
1 – FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE

WL – D STA 11+28.66
WL – G STA 9+43.32
INSTALL:
1 – 8"x 8" TEE
3 – 8" GATE VALVES

WL – D STA 1+20.50
LOWER W.L. @ S.D. CROSSING

WL – E STA 1+44.70
INSTALL:
1 – 8" 22.5° HORIZ. BEND

WL – D STA 1+49.97
INSTALL:
1 – 8"X6" TEE
1 – FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE

WL – B STA 14+56.37
END 8" WATER LINE WL – B
INSTALL:
1 – 8" PLUG
1 – 8" GATE VALVE
N 7013710.07
E 2598383.68

WL – E STA 2+71.40
END 8" WATER LINE WL – E
INSTALL:
1 – 8" PLUG
1 – 8" GATE VALVE
N 7013420.07
E 2598385.14

WL – E STA 2+59.22
INSTALL:
1 – 8"X6" TEE
1 – FIRE HYDRANT ASSEMBLY
1 – 6" GATE VALVE

PT: 1+48.65
PC: 2+90.10
PT: 2+08.48
PC: 3+38.86
PT: 3+51.58
PC: 4+00.19
PT: 5+24.67
PC: 6+00.19
PT: 7+08.48
PC: 8+30.05
PT: 8+51.58
PC: 9+05.30
PT: 11+85.02
PC: 11+08.77
PRC: 12+13.82
PT: 13+60.10
PC: 20+76.97
PC: 8+28.29
PC: 8+23.07

OPEN CUT

20' WATER & SIDEWALK EASEMENT

30' LS BUFFER & SIDEWALK EASEMENT

C-W1
C-W2
C-W3
C-W4
C-W5
C-W6
C-W7

10' UE

REVISIONS

1	ADDED IRRIGATION SERVICE	03/04/2024
2	ADDED WATER SLEEVES	03/04/2024
3	ADDED WATER SERVICE	03/04/2024

1 STUB STREET TOWARDS JUNIPER. REMOVE 8" PIPE AND 45° BENDS AND 1 WATER SERVICE. RENAMED WATER LINE ALIGNMENT ON SHALLOWFORD DR

RECORD DRAWING

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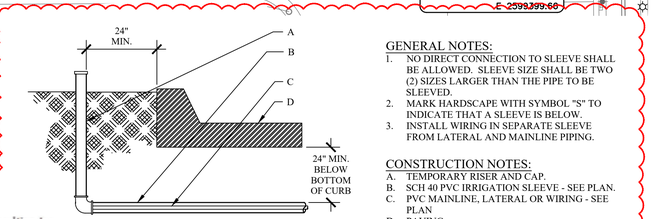
Johnson Volk Consulting, Inc.

LEGEND

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

Curve Table

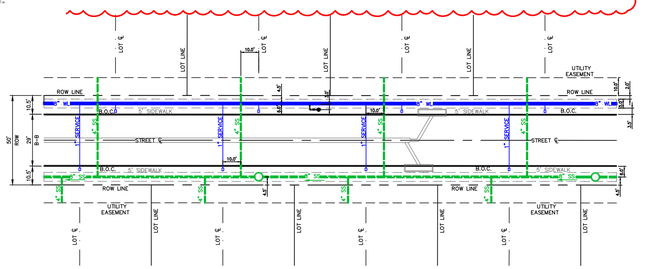
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C–W1	26°53'05"	229.50	107.69	N30° 33' 07.77"W	106.70
C–W2	46°23'15"	229.50	185.81	N67° 11' 18.08"W	180.77
C–W3	7°58'39"	795.50	110.76	N86° 38' 36.19"W	110.67
C–W4	7°58'39"	754.50	105.05	N86° 38' 35.92"W	104.97
C–W5	43°21'45"	594.50	449.93	S22° 18' 48.08"E	439.27
C–W6	46°23'15"	594.50	481.32	S67° 11' 18.08"E	468.28
C–W7	23°59'30"	270.50	113.27	N11° 36' 49.22"E	112.44
C–W8	23°50'21"	320.50	133.35	S12° 18' 06.10"E	132.39
C–W11	43°21'45"	345.50	261.48	S22° 18' 48.08"E	255.28
C–W12	46°23'15"	345.50	279.72	S67° 11' 18.08"E	272.15



GENERAL NOTES:
1. NO DIRECT CONNECTION TO SLEEVE SHALL BE ALLOWED. SLEEVE SIZE SHALL BE TWO (2) SIZES LARGER THAN THE PIPE TO BE SLEEVED.
2. MARK HARDSCAPE WITH SYMBOL "S" TO INDICATE THAT A SLEEVE IS BELOW.
3. INSTALL WIRING IN SEPARATE SLEEVE FROM LATERAL AND MAINLINE PIPING.

CONSTRUCTION NOTES:
A. TEMPORARY RISER AND CAP.
B. SCH 40 PVC IRRIGATION SLEEVE - SEE PLAN.
C. PVC MAINLINE, LATERAL OR WIRING - SEE PLAN
D. PAVING

IRRIGATION SLEEVES
TO SCALE



TYPICAL UTILITY PLACEMENT
NTS

N

60 30 0 60
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."

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.

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

PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WATER PLAN

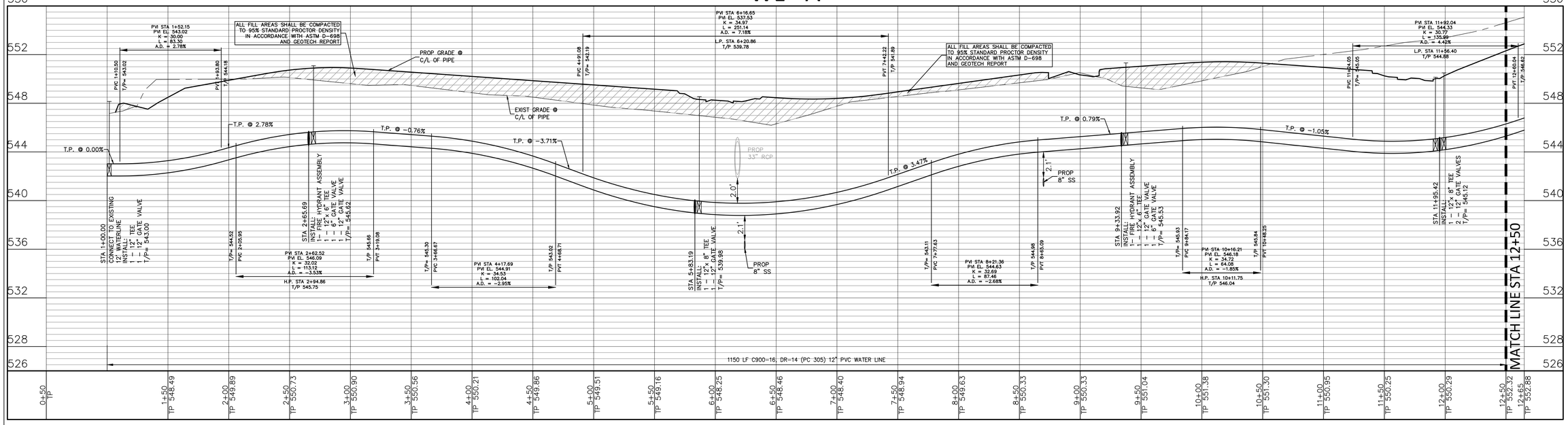
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 501A

39

j:\civil 3d projects\gco - ygnacio companies\gco501 - mims road property\site plans\dwg\sheets\construction plans\gco501 - water plan.dwg

WL - A

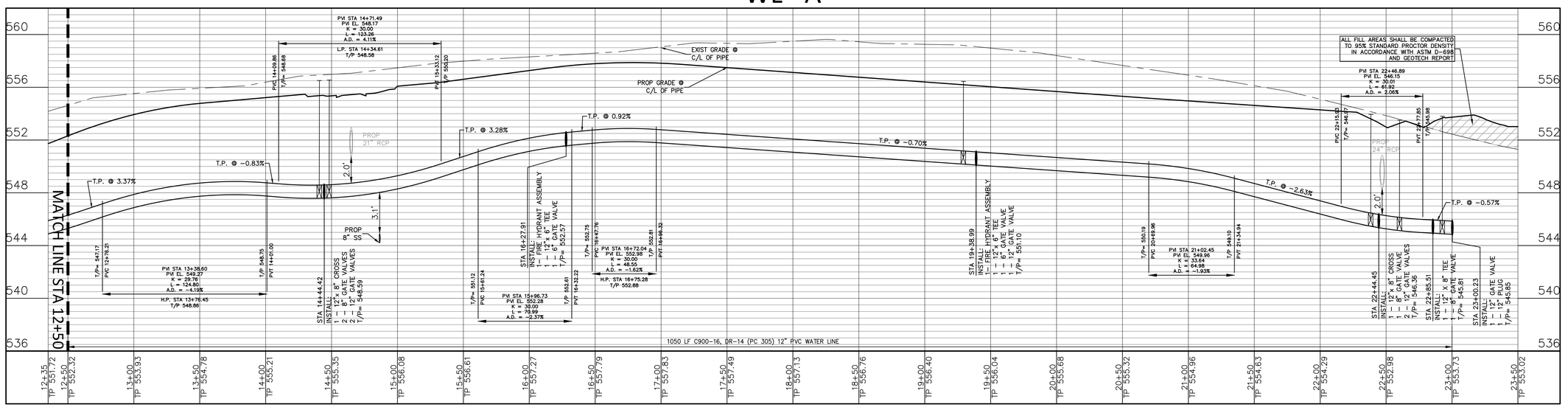


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WL - A



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

PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WATER PROFILE - WL A

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER

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

JVC No 501A

j:\civil 3d projects\qpo - aquilco companies\qpo501 - mims road property\ive plans\dwg\sheets\construction plans\qpo501 - water profile.dwg

MIMS ROAD

PEACHTREE MEADOWS ST

CHASTAIN ST

NORTHLAKE RD

BRIARCLIFF DR

JANIER LANE

INMAN ST

ADAIR RD

ANSLEY LN

CASTLEBERRY DR

ROSWELL RD

SHALLOWFORD DR

STA 5+13.31 SS-E
CONSTRUCT 4' STD SSMH
RIM = 550.09
F.L. OUT = 8" 542.40 (S)

STA 19+06.40 SS-B
= STA 1+00.00 SS-E
CONSTRUCT 6' INTERNAL DROP SSMH
RIM = 548.64
F.L. IN = 8" 536.25 (S)
F.L. IN = 8" 540.34 (N)
F.L. OUT = 8" 536.15 (W)

STA 21+40.70 SS-B
CONSTRUCT 4' STD SSMH
RIM = 550.44
F.L. IN = 8" 541.04 (W)
F.L. OUT = 8" 540.94 (N)

L=81.79 R=225.00 CL=81.34
Δ=20°49'39" CB=S79°12'15"W

STA 14+59.77 SS-C
= STA 1+00.00 SS-K
CONSTRUCT 5' STD SSMH
RIM = 555.72
F.L. IN = 8" 545.20 (E)
F.L. IN = 8" 545.20 (S)
F.L. OUT = 8" 545.10 (W)

STA 17+51.40 SS-C
CONSTRUCT 5' STD SSMH
RIM = 560.12
F.L. IN = 8" 547.16 (S)
F.L. OUT = 8" 547.06 (W)

STA 20+91.39 SS-C
CONSTRUCT 5' STD SSMH
RIM = 559.96
F.L. IN = 8" 548.38 (S)
F.L. OUT = 8" 548.28 (N)

STA 24+39.01 SS-C
CONSTRUCT 4' STD SSMH
RIM = 555.56
F.L. IN = 8" 549.53 (N)

REMOVE EXIST. SS LATERAL

STA 10+02.30 SS-K
CONSTRUCT 4' STD SSMH
RIM = 554.97
F.L. OUT = 8" 548.37 (W)

STA 4+21.03 SS-K
CONSTRUCT 5' STD SSMH
RIM = 557.05
F.L. IN = 8" 546.36 (S)
F.L. OUT = 8" 546.26 (N)

STA 8+34.45 SS-K
CONSTRUCT 4' STD SSMH
RIM = 553.57
F.L. IN = 8" 547.82 (E)
F.L. OUT = 8" 547.72 (NW)

STA 15+50.40 SS-B
CONSTRUCT 5' STD SSMH
RIM = 546.43
F.L. IN = 8" 534.98 (E)
F.L. OUT = 8" 534.88 (W)

L=219.00 R=270.50 CL=213.07
Δ=46°23'15" CB=S67°11'18"E

STA 25+27.47 SS-B
CONSTRUCT 4' STD SSMH
RIM = 549.48
F.L. OUT = 8" 542.31 (E)

STA 7+43.18 SS-D
CONSTRUCT 4' STD SSMH
RIM = 547.47
F.L. OUT = 8" 540.02 (W)

L=144.92 R=304.50 CL=143.55
Δ=27°16'04" CB=S57°37'43"E

L=119.63 R=270.50 CL=118.66
Δ=25°20'25" CB=S31°19'28"E

6" LATERAL TO FUTURE AMENITY CENTER BLDG.

STA 11+65.66 SS-C
= STA 1+00.00 SS-J
CONSTRUCT 4' STD SSMH
WITH WATERTIGHT LID
RIM = 546.61
F.L. IN = 8" 538.84 (E)
F.L. IN = 8" 538.84 (S)
F.L. OUT = 8" 538.74 (W)

STA 2+25.10 SS-J
8" PLUG
F.L. OUT = 8" 540.09 (N)

L=514.51 R=635.50 CL=500.57
Δ=46°23'15" CB=S67°11'18"E

STA 11+93.53 SS-B
INSTALL SS SERVICE
CONSTRUCT 4' STD SSMH
RIM = 541.32
F.L. IN = 8" 533.12 (S)
F.L. OUT = 8" 533.02 (W)

STA 4+10.67 SS-D
CONSTRUCT 4' STD SSMH
RIM = 541.39
F.L. IN = 8" 533.81 (SE)
F.L. OUT = 8" 533.71 (NW)

STA 8+63.07 SS-C
CONSTRUCT 4' STD SSMH
RIM = 541.28
F.L. IN = 8" 532.39 (SE)
F.L. OUT = 8" 532.29 (NW)

L=230.45 R=304.50 CL=224.99
Δ=43°21'43" CB=S22°18'48"E

STA 9+36.55 SS-B
= STA 1+00.00 SS-D
CONSTRUCT 4' STD SSMH
RIM = 537.45
F.L. IN = 8" 529.52 (E)
F.L. IN = 8" 529.52 (S)
F.L. OUT = 8" 529.42 (W)

L=110.76 R=795.50 CL=110.67
Δ=7°58'39" CB=S86°38'36"E

L=502.30 R=635.50 CL=489.33
Δ=45°17'12" CB=S21°21'04"E

STA 3+74.70 SS-C
= STA 1+00.01 SS-I
CONSTRUCT 4' STD SSMH
WITH WATERTIGHT LID
RIM = 537.22
F.L. IN = 8" 528.87 (SE)
F.L. IN = 8" 528.87 (W)
F.L. OUT = 8" 528.77 (NW)

STA 6+04.96 SS-B
= STA 1+00.00 SS-C
CONSTRUCT 5' STD SSMH
RIM = 533.31
F.L. IN = 8" 522.99 (S)
F.L. IN = 8" 522.99 (E)
F.L. OUT = 8" 522.89 (W)

STA 1+88.00 SS-I
CONSTRUCT 4' STD SSMH
RIM = 534.37
F.L. OUT = 8" 529.22 (E)

STA 1+00.00 SS-A
CONNECT TO EXIST 6' SSMH BY CORE & GROUT
& INTERNAL DROP
EX RIM ELEV=512.88
F.L. IN = 10" 503.78 (SW)
F.L. IN = 10" 499.98 (NW)
F.L. OUT = 10" 499.90 (NE)

STA 7+63.78 SS-A
= STA 1+00.00 SS-B
CONSTRUCT 4' STD SSMH
RIM = 519.58
F.L. IN = 10" 509.45 (S)
F.L. IN = 8" 509.45 (E)
F.L. OUT = 10" 509.35 (NW)

STA 6+94.46 SS-A
CONSTRUCT 4' STD SSMH
RIM = 516.89
F.L. IN = 10" 509.18 (SE)
F.L. OUT = 10" 509.08 (N)

STA 5+45.00 SS-A
CONSTRUCT 6' TYPE S SSMH
WITH WATERTIGHT LID
RIM = 517.90
F.L. IN = 10" 508.71 (S)
F.L. OUT = 10" 508.61 (NE)

STA 7+73.78 SS-A
END & PLUG
10" SS
F.L. OUT = 10" 509.48 (N)

FLOODPLAIN LIMIT PER JOHNSON VOLK FLOOD STUDY - DATED DEC. 2023

PHASE 1
PHASE 2

MATCH LINE - VIEWPORT

FOR FUTURE LOTS ALONG NORTHLAKE RD, CONTRACTOR TO PROVIDE FULL SS SERVICE AND PLUG THE CLEANOUT BELOW EXIST. GRADE.

FOR FUTURE LOTS ALONG NORTHLAKE RD, CONTRACTORTO PROVIDE FULL SS SERVICE AND PLUG THE CLEANOUT BELOW EXIST. GRADE

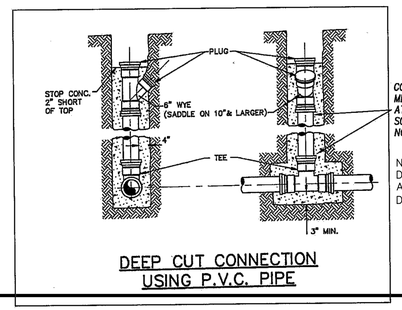
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TYPICAL UTILITY PLACEMENT
N.T.S.



DEEP CUT CONNECTION USING P.V.C. PIPE

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

NOTE:
DEEP CUT CONNECTION ARE FOR SERVICES DEEPER THAN 10' ONLY.

KEY MAP

REVISIONS
⚠ RELOCATED SS SERVICE 03/04/2024
2 REMOVE EXIST. SS SERVICE

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'

60 30 0 60
SCALE 1" = 60'

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.

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

PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WASTE WATER PLAN

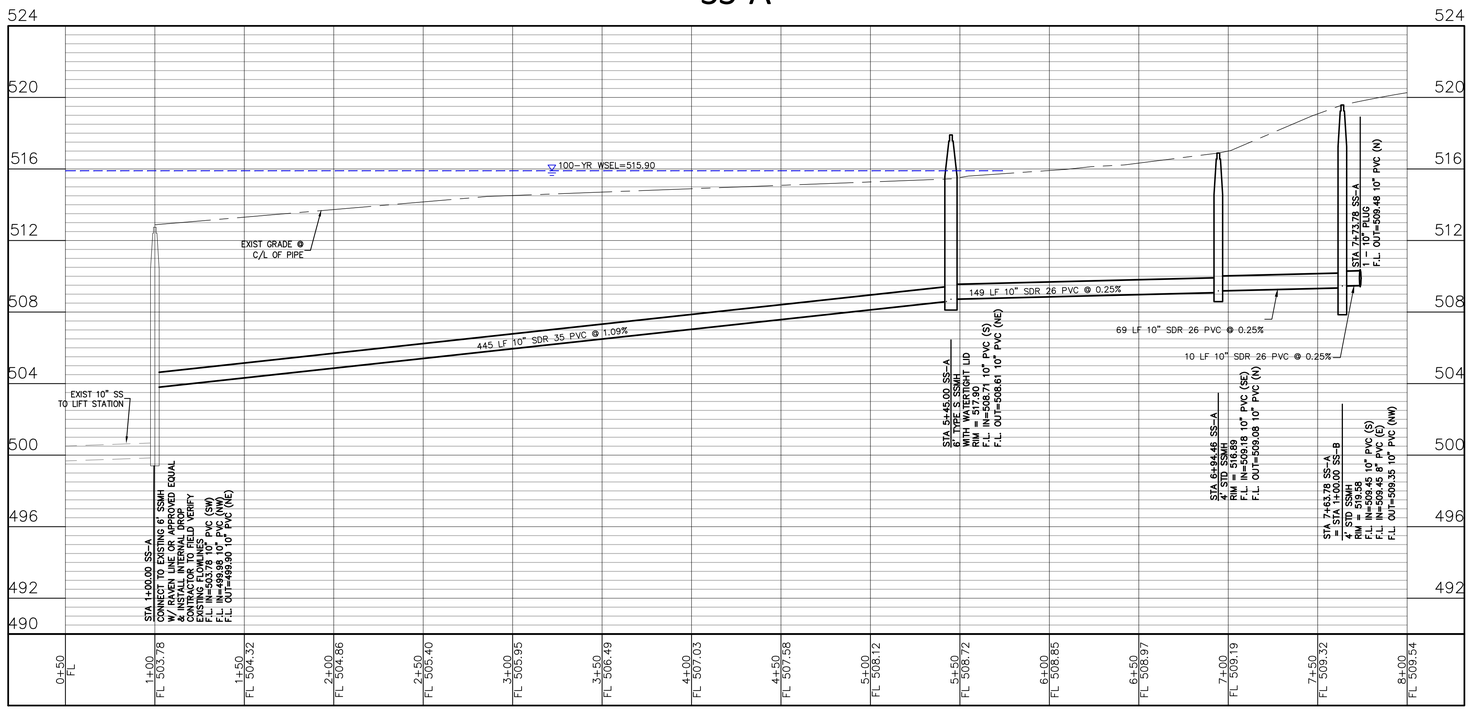
STATE OF TEXAS
91751
LICENSED PROFESSIONAL ENGINEER
THOMAS K. DAYTON

JVC No 501A

41

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SS-A

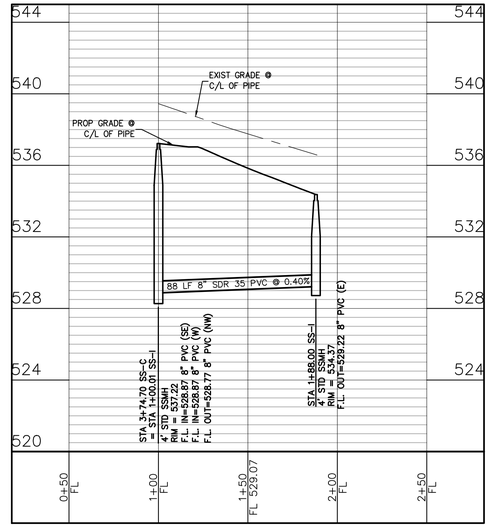


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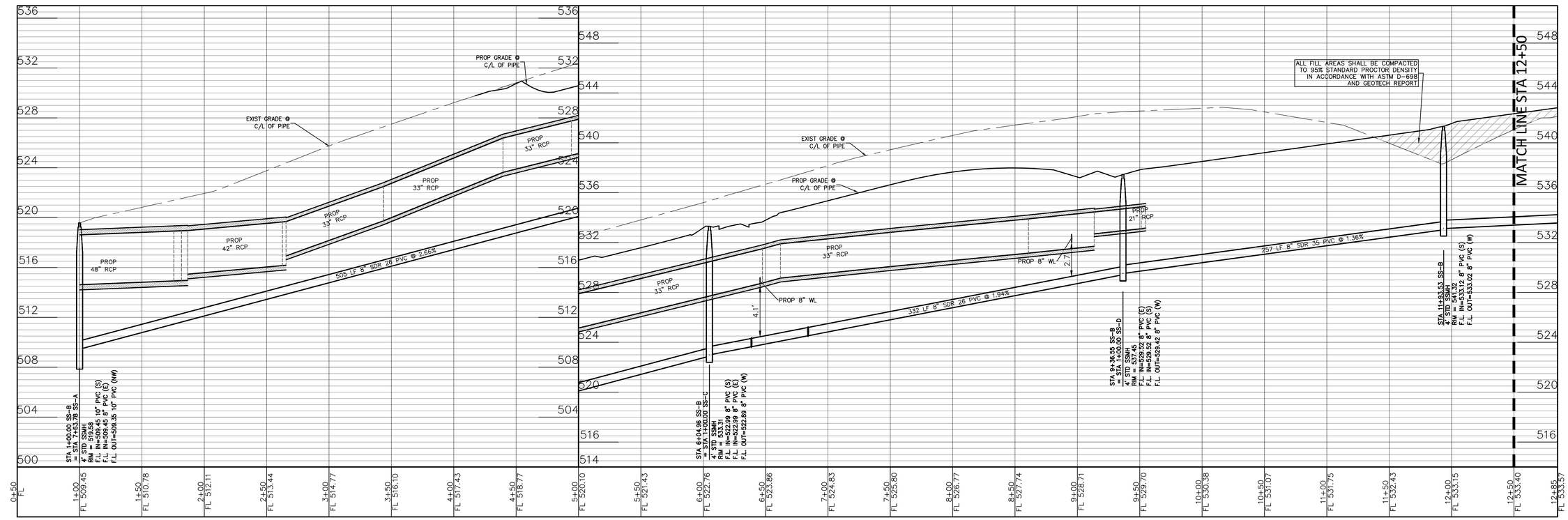
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Johnson Volk Consulting, Inc.

SS-I



SS-B



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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WASTE WATER PLAN & PROFILE - SS-A, SS-B, SS-I

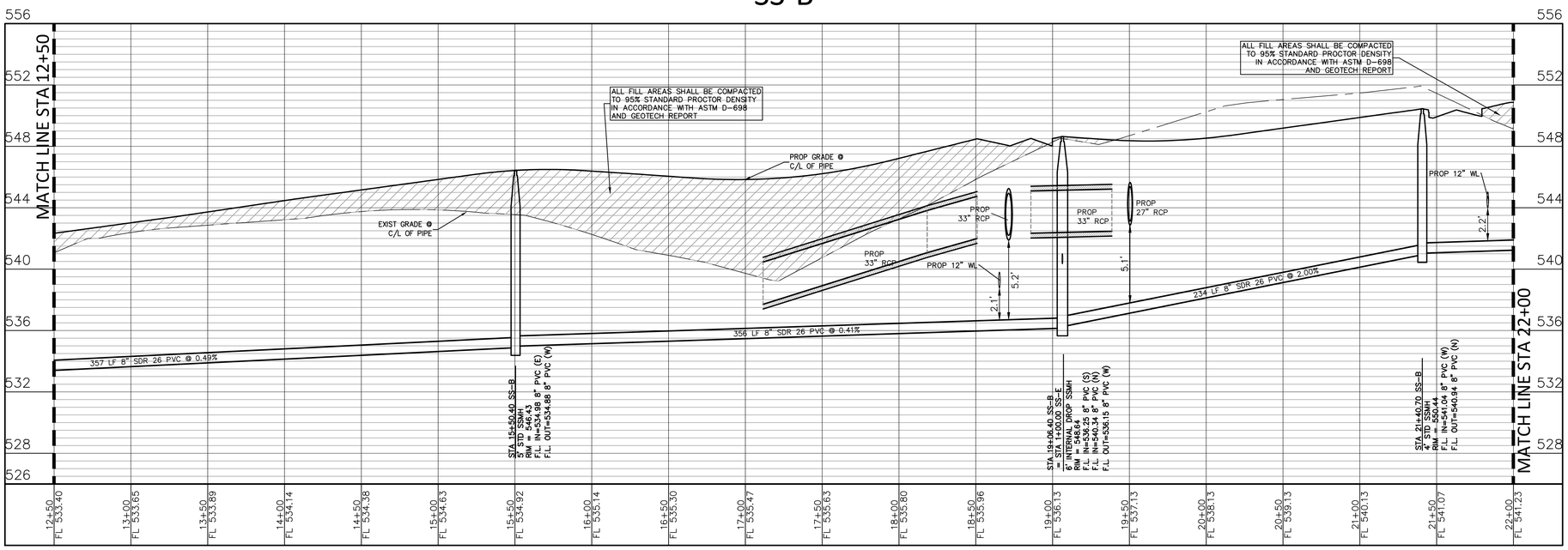
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

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

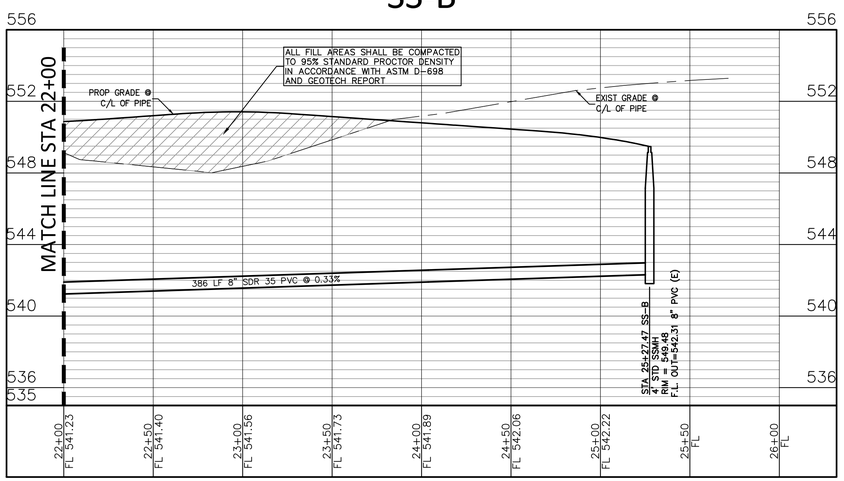
JVC No 501A

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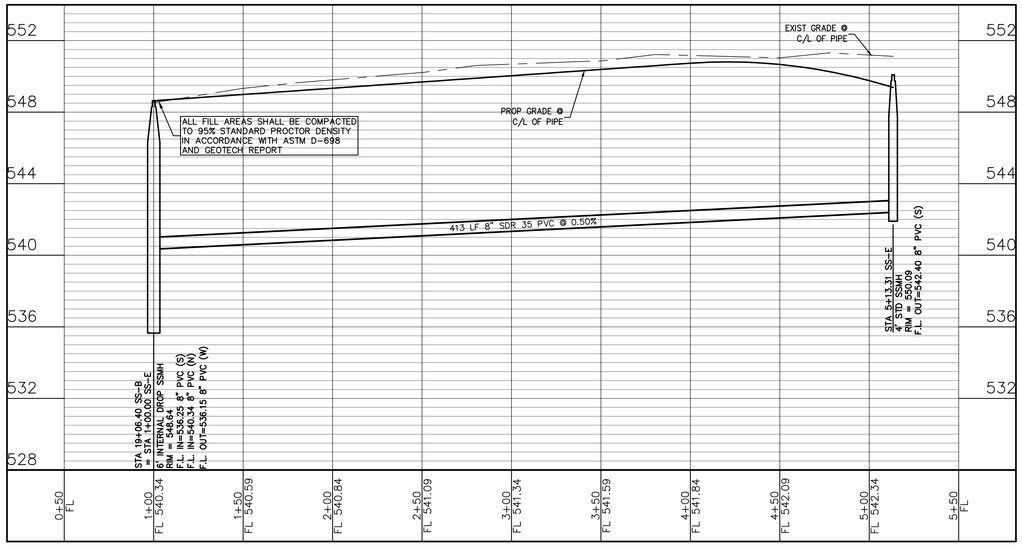
SS-B



SS-B



SS-E



RECORD DRAWING

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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

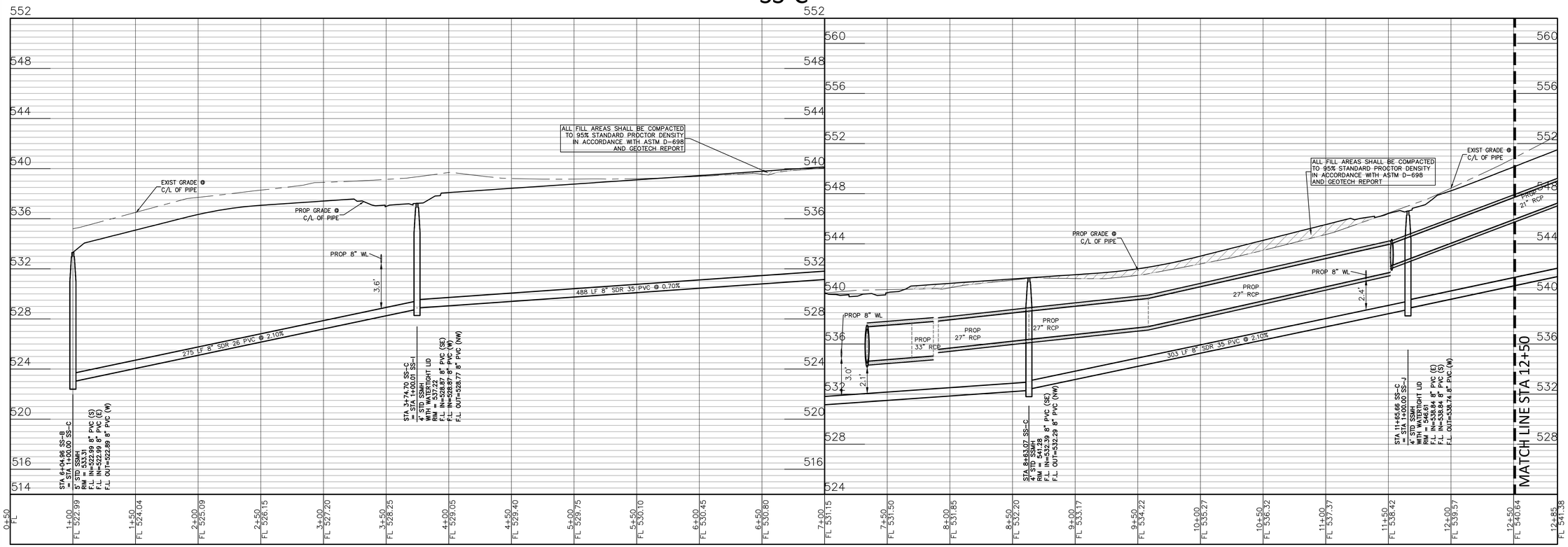
WASTE WATER PLAN & PROFILE - SS-B & SS-E

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

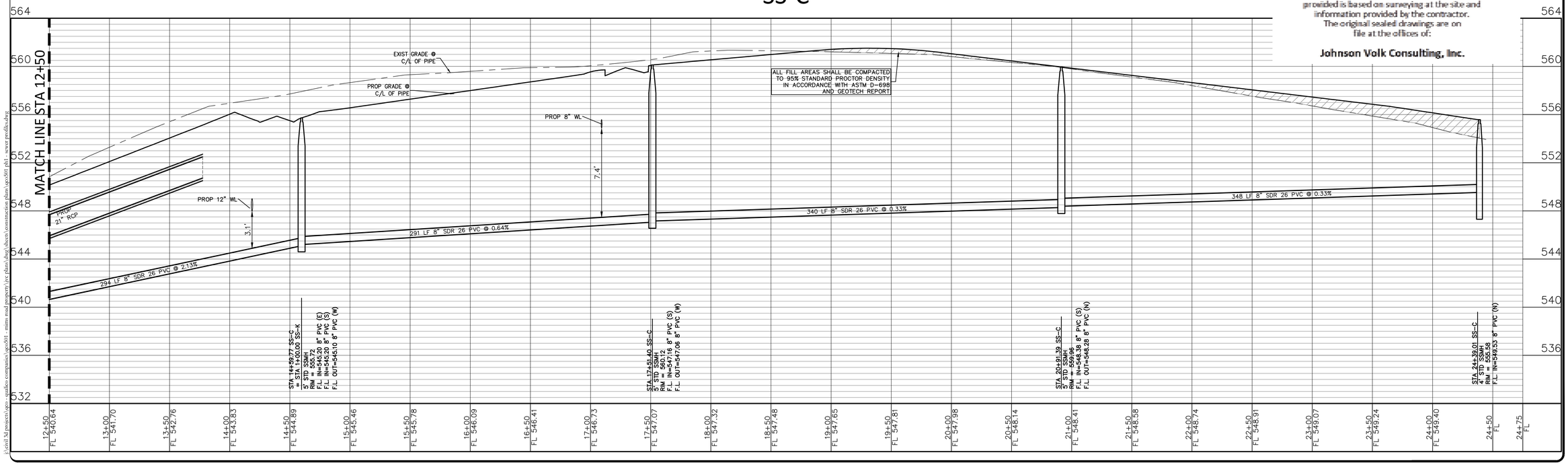
SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 501A

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SS-C



SS-C



RECORD DRAWING

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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WASTE WATER PLAN & PROFILE - SS-C

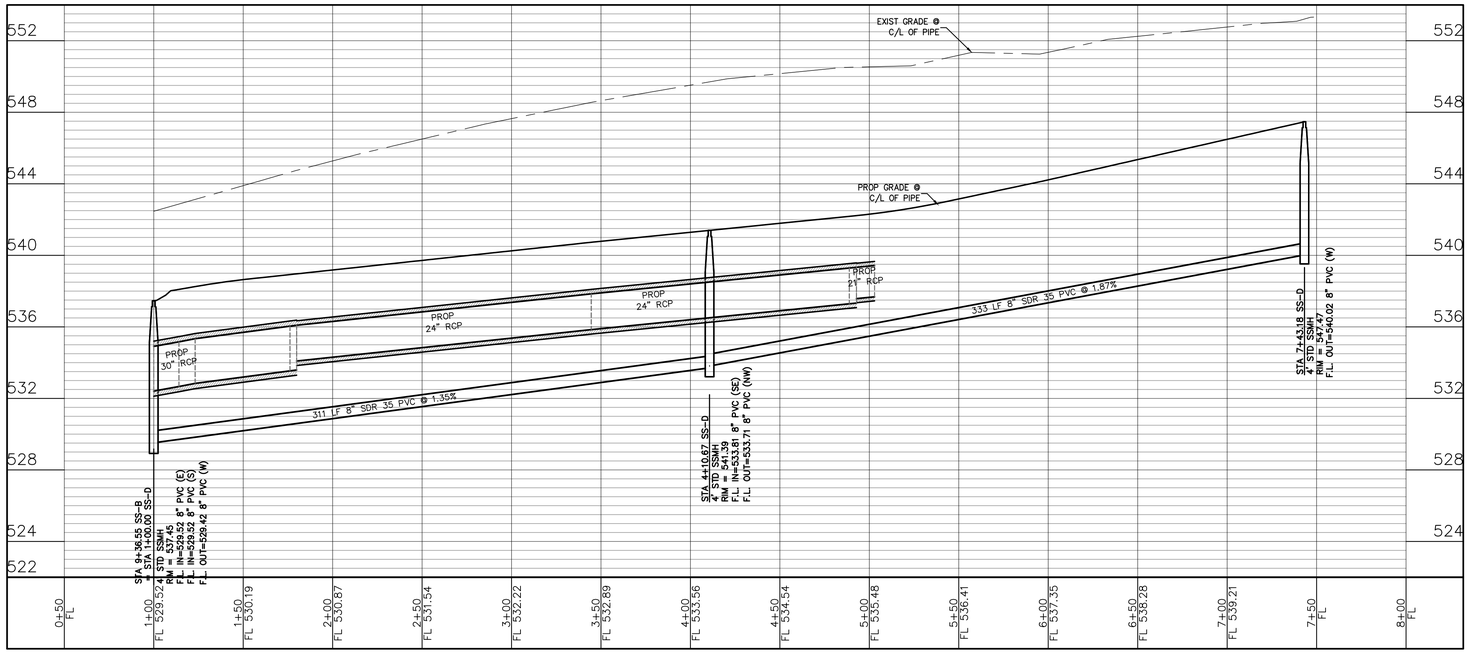
STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED
PROFESSIONAL ENGINEER

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

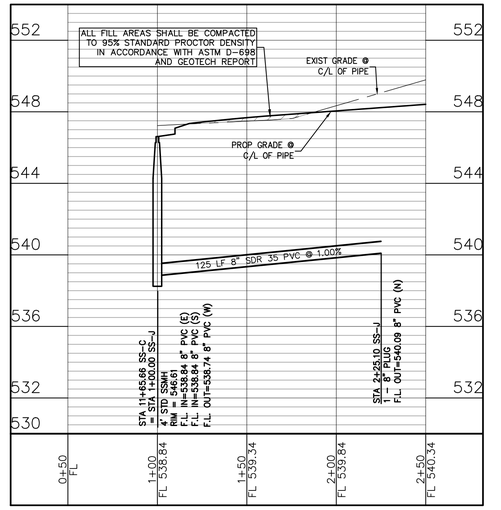
JVC No 501A

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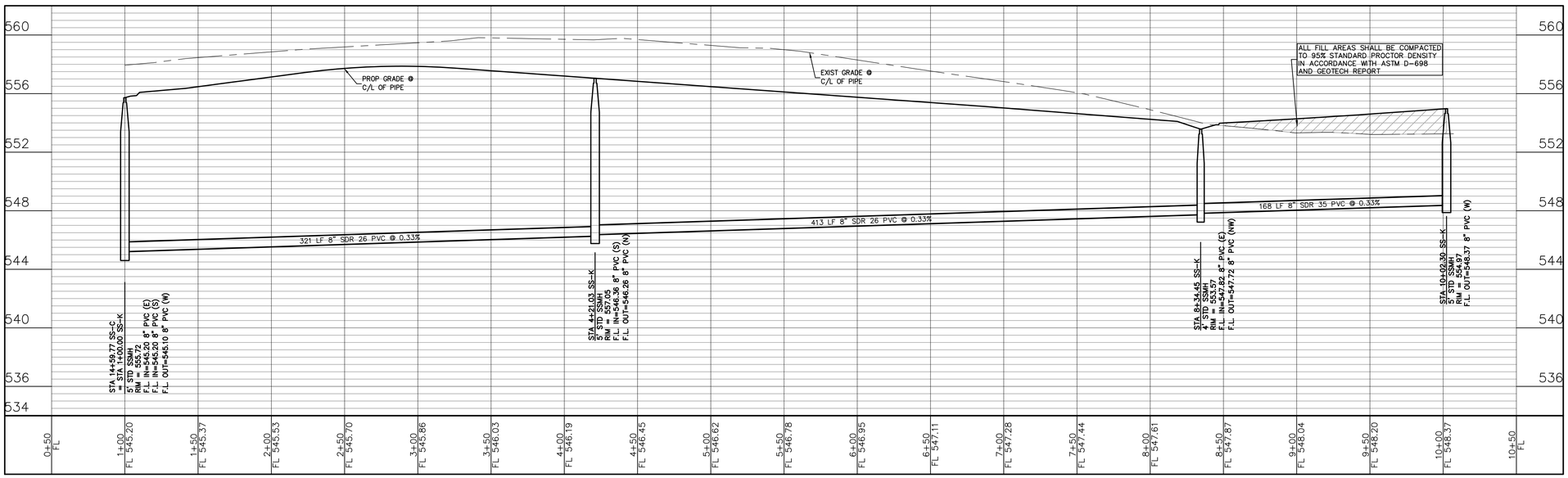
SS-D



SS-J



SS-K



RECORD DRAWING

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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WASTE WATER PLAN & PROFILE - SS-D, SS-J, SS-K

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

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

JVC No 501A

I:\civil 3d projects\gco - qualico companies\gco501 - mims road property\civ plans\dwg\sheets\construction plans\gco501 ph1 - sewer profiles.dwg

TEMP. SEDIMENT BASIN CALCULATIONS

TEMPORARY SEDIMENT BASIN SIZING

DISTURBED AREA: 15 ACRES
SITE 2-YEAR/24 HOUR VOLUME:
V=AREA*DEPTH*RUNOFF-COEFFICIENT
13.7 ACRES*4.09 INCHES(TABLE 3.5A-ROCKWALL DESIGN MANUAL)*0.35
V= 71,189 CF
SEDIMENT STORAGE VOLUME: 1000 CF
REQUIRED STORAGE VOLUME: 72,189 = 2,674 CY
STORAGE VOLUME PROVIDED: 3,139 CY
2-YEAR WATER SURFACE ELEVATION: 521.7'
25 YEAR WATER SURFACE ELEVATION: 524.0

DE-WATERING CALCULATIONS

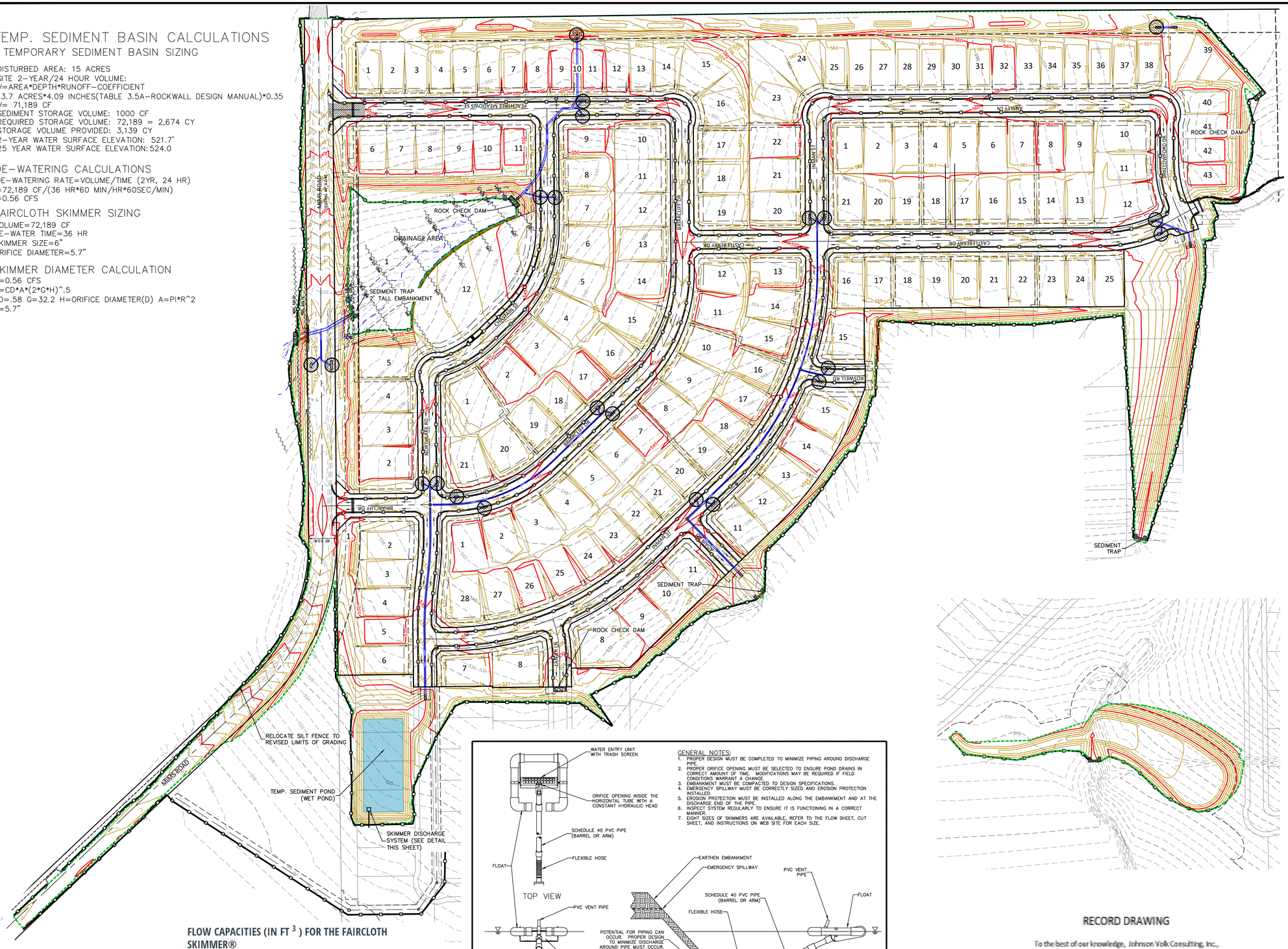
DE-WATERING RATE=VOLUME/TIME (2YR, 24 HR)
=72,189 CF/(36 HR*60 MIN/HR*60SEC/MIN)
=0.56 CFS

FAIRCLOTH SKIMMER SIZING

VOLUME=72,189 CF
DE-WATER TIME=36 HR
SKIMMER SIZE=6"
ORIFICE DIAMETER=5.7"

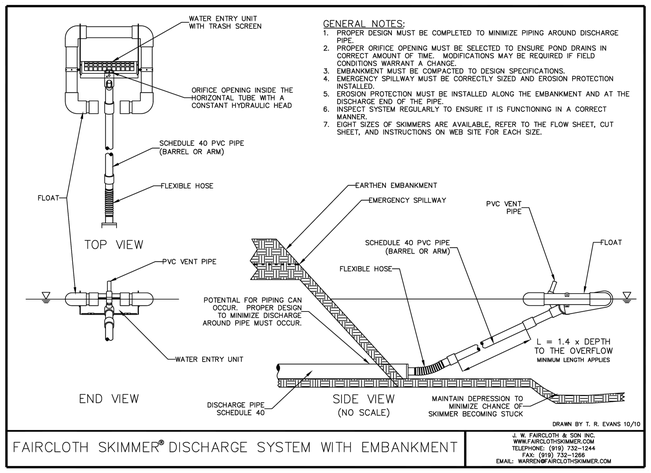
SKIMMER DIAMETER CALCULATION

Q=0.56 CFS
Q=CD*A*(2*G*H)^.5
CD=.58 G=32.2 H=ORIFICE DIAMETER(D) A=PI*R^2
D=5.7"



FLOW CAPACITIES (IN FT ^{3}) FOR THE FAIRCLOTH SKIMMER®

Skimmer size	1.5"	2"	2.5"	3"	4"	5"	6"	8"
24 hours	1,728	3,283	6,234	9,774	20,109	32,832	51,840	97,978
2 day	3,456	6,566	12,468	19,548	40,218	65,664	103,680	195,956
3 day	5,184	9,849	18,702	29,322	60,327	98,496	155,520	293,934
4 day	6,912	13,132	24,936	39,096	80,436	131,328	207,360	391,912
5 day	8,640	16,415	31,170	48,870	100,545	164,160	259,200	489,890
6 day	10,368	19,698	37,404	58,644	120,654	196,992	311,040	587,868
7 day	12,096	22,981	43,638	68,418	140,763	229,824	362,880	685,846



GENERAL NOTES:
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

DRAWN BY T. R. EVANS 10/10

FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH EMBANKMENT

J. W. FAIRCLOTH & SON INC.
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (919) 732-1244
FAX: (919) 732-1266
EMAIL: WARREN@FAIRCLOTHSKIMMER.COM

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."

LEGEND

- SILT FENCE
- CURLEX
- STAGED INLET PROTECTION
- ROCK CHECK DAM
- SEDIMENT TRAP
- CONSTRUCTION ENTRANCE (30' x 80')
- LIMITS OF DISTURBED AREA
- FLOW ARROW
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STORM DRAIN LINE & INLET
- PROPOSED STORM DRAIN LINE & INLET
- EXISTING GAS LINE
- PROPOSED FEMA 100-YR WSEL
- EROSION HAZARD SETBACK
- TEMPORARY SEDIMENT BASIN

N

80 40 0 80

SCALE 1" = 80'

RECORD DRAWING

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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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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

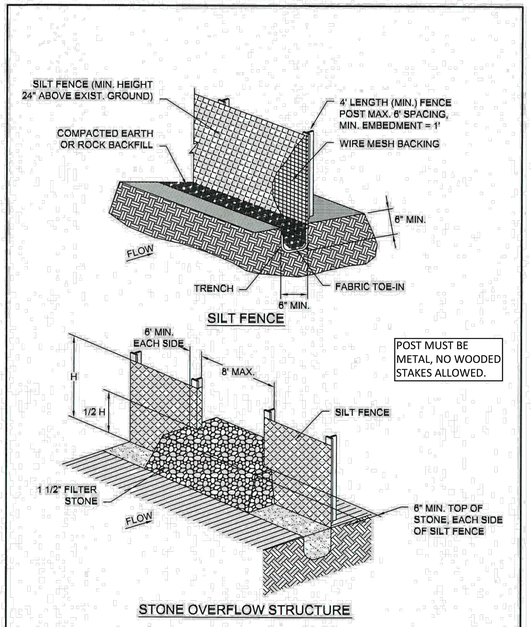
EROSION CONTROL PLAN

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

JVC No 501A

46

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

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

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

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

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

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

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.

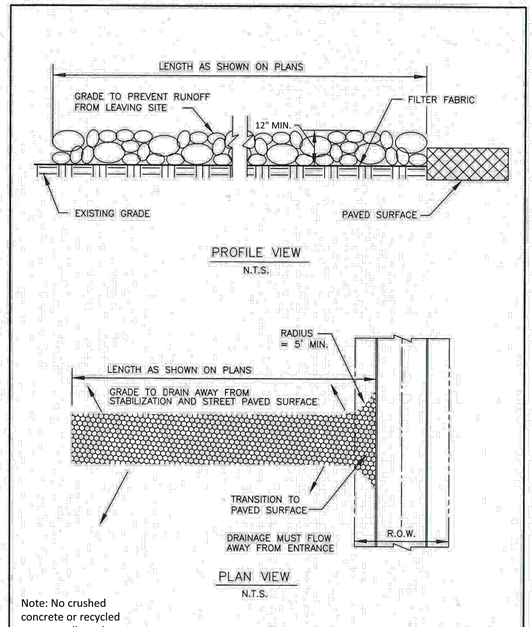
8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.

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

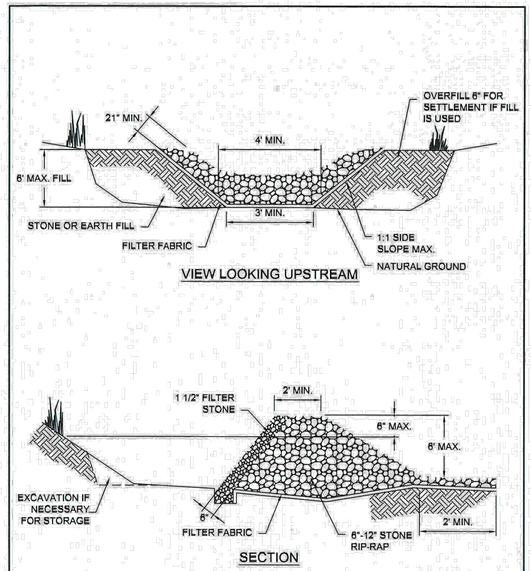
*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



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

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



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

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

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PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

EROSION CONTROL DETAILS

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

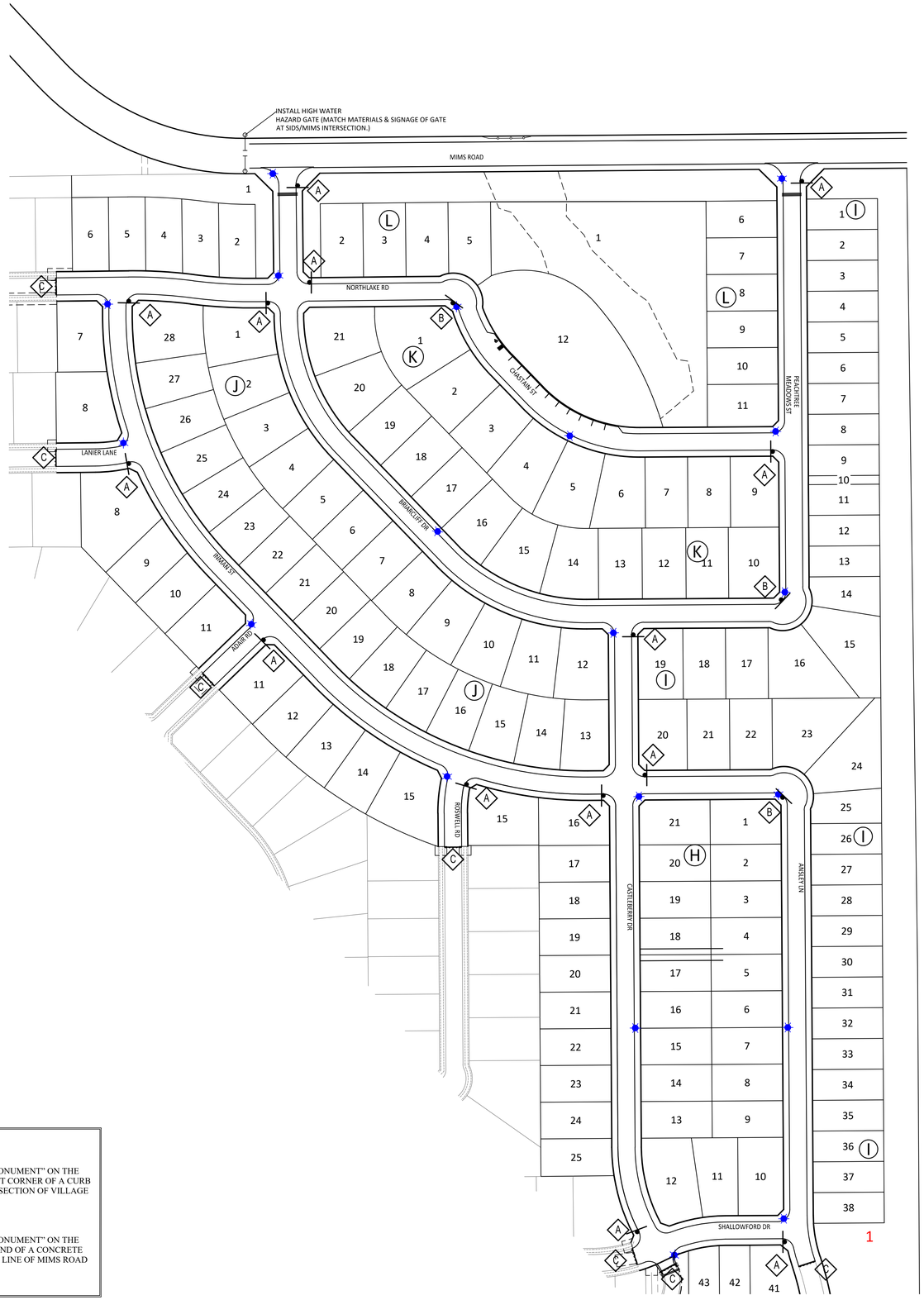
"ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

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

JVC No 501A

47

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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")

NOTES:
1. ADJUST OR REPLACE EXISTING FLOOD GATE IF NECESSARY FOR NEW ROAD.
2. ADJUST OR REPLACE EXISTING STREET SIGNS IF NEEDED ON MIMS ROAD.

RECORD DRAWING

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Johnson Volk Consulting, Inc.

N

100 50 0 100

SCALE 1" = 100'

"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

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.

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'

1	REVISED SIGNAGE AT SHALLOWFORD/ANSLEY INTERSECTION

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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

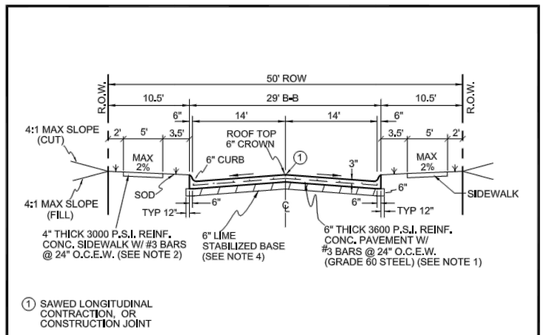
PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LIGHTING & SIGNAGE PLAN

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 501A

48



① SAWED LONGITUDINAL CONTRACTION, OR CONSTRUCTION JOINT

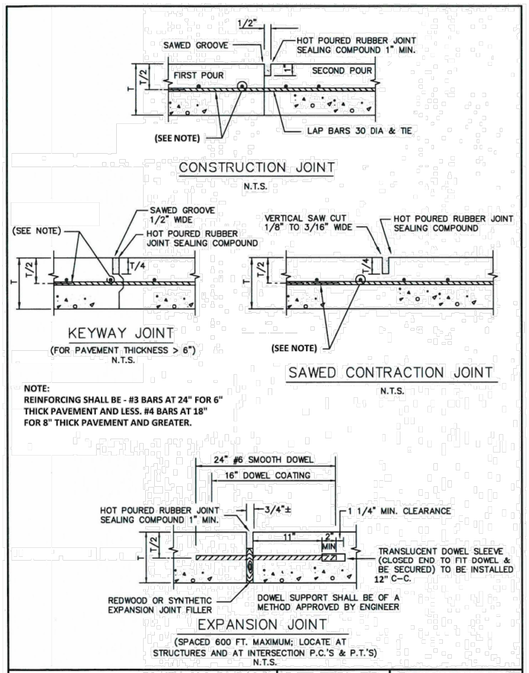
50' R.O.W. Residential Street
(Not to Scale)

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.

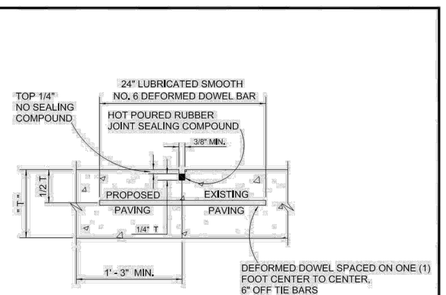
REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL		
LOCAL RESIDENTIAL STREET		DATE AUG. '19	DRAWING NO. R-2033

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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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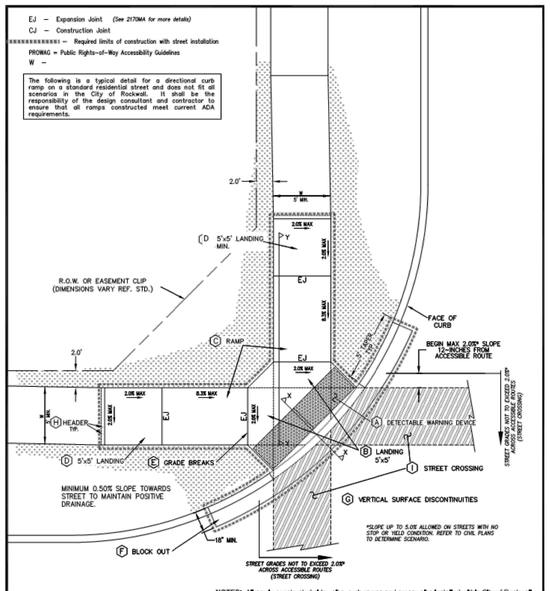


NOTES: T = PAVEMENT

1. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
2. DEFORMED 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 DEC '22	DRAWING NO. R-2051



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.

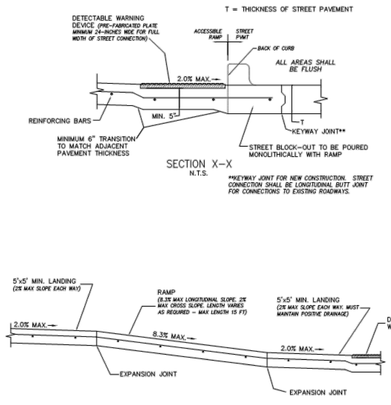
(I) Street crossings shall adhere to same guidelines as other accessible routes within public right-of-way, and shall be for the full width of the in-line accessible route. Cross slope shall not exceed 2%*. New street construction shall incorporate all ADA design requirements. It shall be the responsibility 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

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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

PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING DETAILS

RECORD DRAWING

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STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

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

JVC No 501A

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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

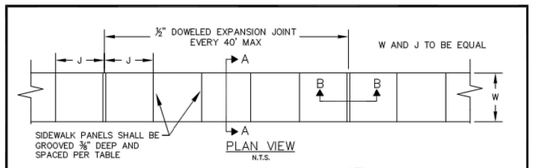
10. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with Section 705 of the TAS. The surface must contrast visually with adjoining surfaces. Furnish and install an approved cast-in-place dark red detectable warning surface material adjacent to uncolored 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.

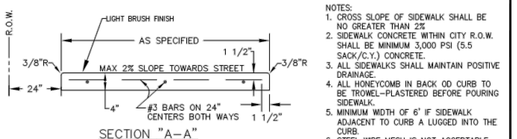
SIDEWALKS

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.

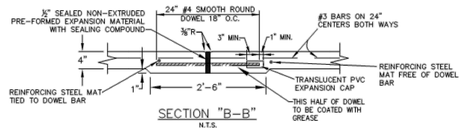
DIRECTIONAL CURB RAMP	CITY OF ROCKWALL	DATE	DRAWING NO.
		MAR. '17	R-2125D

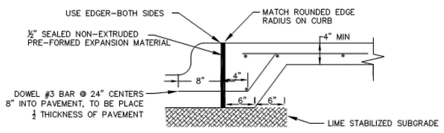
Page 272





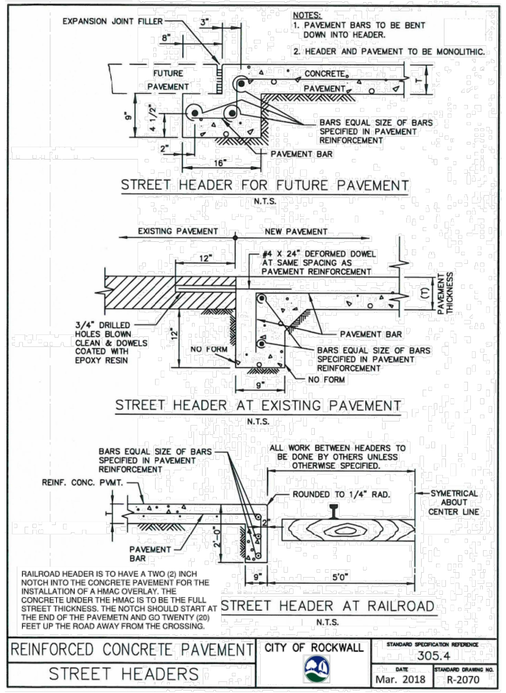
NOTES:
1. CROSS SLOPE OF SIDEWALK SHALL BE NO GREATER THAN 2%
2. SIDEWALK CONCRETE WITHIN CITY R.O.W. SHALL BE MINIMUM 3,000 PSI (5.5 SACK/C.Y.) CONCRETE.
3. ALL SIDEWALKS SHALL MAINTAIN POSITIVE DRAINAGE.
4. ALL HONEYCOMB IN BACK OD CURB TO BE TROWEL-PLASTERED BEFORE POURING SIDEWALK.
5. MINIMUM WIDTH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



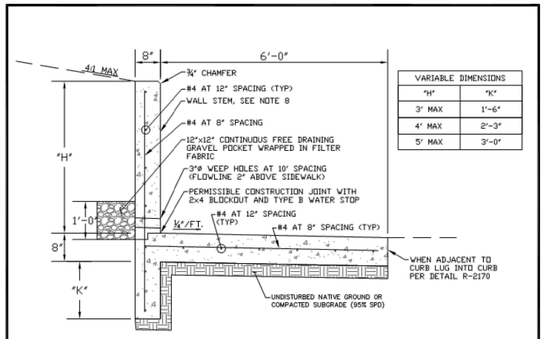


REINFORCED CONCRETE SIDEWALKS	CITY OF ROCKWALL	DATE	DRAWING NO.
JOINTS AND SPACING		AUG '19	R-2170

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REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE	
STREET HEADERS		305.4	
		DATE	STANDARD DRAWING NO.
		Mar. 2018	R-2070



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 (Ka): 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	CITY OF ROCKWALL		
INTEGRAL WITH SIDEWALK		DATE	DRAWING NO.
		AUG '19	R-2180

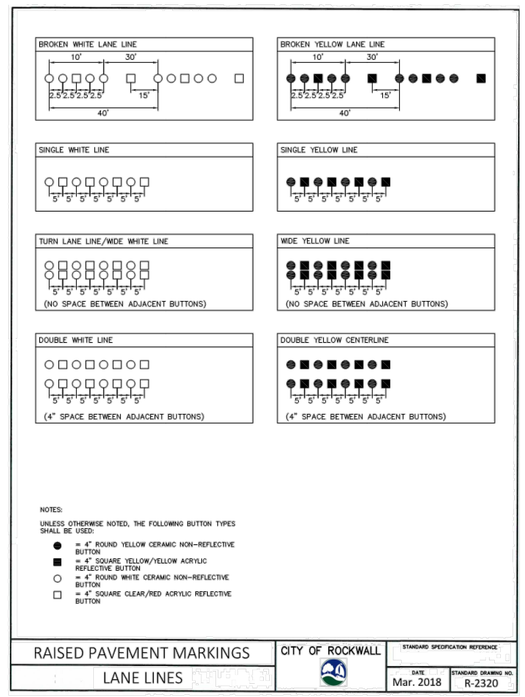
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GENERAL NOTES:

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

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RAISED PAVEMENT MARKINGS	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE	
LANE LINES		DATE	STANDARD DRAWING NO.
		Mar. 2018	R-2320

RECORD DRAWING

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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

PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING DETAILS

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

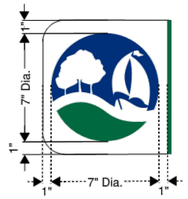
SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

JVC No 501A

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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.

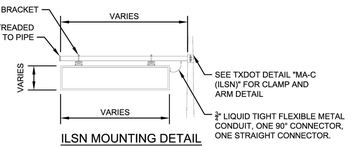
STREET SIGN DETAIL

NOT TO SCALE

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



EXAMPLE SINGLE STREET NAME DETAIL



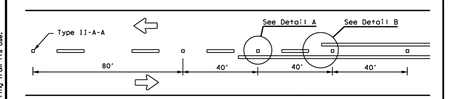
ILSN MOUNTING DETAIL

NOTES:

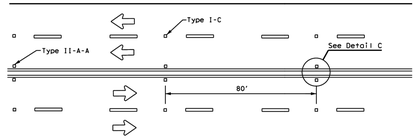
1. UNLESS OTHERWISE SPECIFIED, ALL LETTER SPACING AND WIDTH SHALL BE 100% OF THE US DOT MINIMUM RECOMMENDATION.
   A. LEGENDS REQUIRING LENGTHS GREATER THAN THE 96" WIDTH OF THE SIGN USING STANDARD SPACING, MAY BE ADJUSTED TO FIT.
2. ILSNS UP TO 6' IN LENGTH MAY BE PLACED ON A 7' ILSN CLAMP-ON ARM. ILSNS UP TO 8' IN LENGTH MAY BE PLACED ON A 9' ILSN CAMP-ON ARM.
3. LETTERING SIZE AND SPACING BETWEEN THE VARIOUS SIGN ELEMENTS SHALL FOLLOW THE CURRENT VERSION OF THE *STANDARD HIGHWAY SIGN DESIGNS FOR TEXAS* MANUAL FOR D3-1.
   A. DESIRED LETTER HEIGHT FOR STREET NAME SIGNS SHALL BE 12" FOR UPPER CASE LETTERS. STREET NAME LETTER HEIGHT MAY BE REDUCED TO 10" TO REDUCE THE SIZE OF THE SIGN AS NEEDED.
4. THE CITY LOGO HEIGHT SHALL MATCH MAXIMUM TEXT SIZE HEIGHT ON SIGN LEGEND. THE LOGO SHALL BE PLACED ON THE LEFT SIDE OF EACH SIDE OF THE SIGN ON A WHITE BACKGROUND.
5. THE ILSN LEGEND MAY BE COMPOSED OF ONE LINE OR TWO LINES OF TEXT. CONTRACTOR TO VERIFY WITH CITY BEFORE SUBMITTING SHOP DRAWINGS FOR SIGNS WITH TWO LINES OF TEXT.
6. SIGNS SHALL BE EDGELIT LED ILLUMINATED
7. FACE COLOR/MATERIAL: GREEN EC FILM OVER HIGH-INTENSITY TRANSLUCENT REFLECTIVE WHITE SHEETING ON UV LEXAN.
8. FRAME WIDTH TO BE PROVIDED BY MANUFACTURER.
9. SIGN BODIES AND DOORS ARE TO BE POWDER COATED GLOSSY BLACK.
10. SIGNS SHALL BE SINGLE SIDED EXCEPT UNDER THE FOLLOWING CONDITION:
    SIGN SHALL BE DOUBLE SIDED IF BOTH APPROACHES FACING THE SIGN ARE UNDIVIDED(NO MEDIAN).
11. SIGNS SHALL BE TOP MOUNTED USING STANDARD TXDOT DETAILS.
12. ILSN SHALL BE MOUNTED ON A STANDARD TXDOT ILSN CLAMP-ON ARM UNLESS OTHERWISE DIRECTED IN THE PLANS
13. ILSN SHALL BE FULLY GASKETED AND WATERTIGHT.
14. TRAFFIC SIGNAL POLE SHALL BE AT LEAST 24' HEIGHT. (SEE TXDOT TRAFFIC SIGNAL POLE STANDARDS)
15. A SEPARATE PHOTOCELL FOR ILSN/120 VOLT CIRCUIT WILL BE REQUIRED.
16. TWO #8 XHHW CONDUCTORS SHALL BE INSTALLED FROM SERVICE TO TERMINAL BLOCK OF EACH POLE WITH ILSN UNLESS OTHERWISE SHOWN IN THE PLANS. (CONDUCTORS FROM SERVICE TO TERMINAL BLOCK OF EACH POLE SHALL BE PAID FOR SEPARATELY FROM THE ILSN PAY ITEM.)
    A. DAISY CHAIN ALL ILSNS UNLESS OTHERWISE DIRECTED IN THE PLANS.
17. TWO # 12 XHHW CONDUCTORS SHALL BE INSTALLED FROM TERMINAL BLOCK OF POLE TO ILSN UNLESS OTHERWISE SHOWN IN THE PLANS. (CONDUCTORS FROM THE TERMINAL BLOCK OF EACH POLE TO ILSN SHALL BE PAID FOR SEPARATELY FROM THE ILSN PAY ITEM.)
18. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF THE LED ILSNS TO CITY OF ROCKWALL FOR APPROVAL PRIOR TO FABRICATION.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EQUIPMENT NECESSARY TO INSTALL THE ILSN SIGN.
20. ALL ISLNS SHALL FOLLOW ALL RULES AND GUIDELINES AS SPECIFIED IN THE MOST RECENT EDITIONS OF THE *STANDARD HIGHWAY SIGN DESIGNS FOR TEXAS* AND THE *TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES*. SHOULD ANY CONFLICTS BETWEEN THE ABOVE NOTES AND THESE DOCUMENTS, THESE DOCUMENTS SHALL GOVERN.

ILLUMINATED STREET NAME SIGN	CITY OF ROCKWALL	DATE	DRAWING NO.
ILSN SIGN DETAIL		JUN '17	R-2310

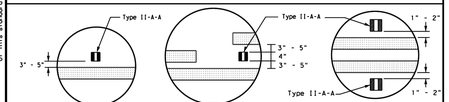
REFLECTIVE RAISED PAVEMENT MARKERS FOR VEHICLE POSITIONING GUIDANCE

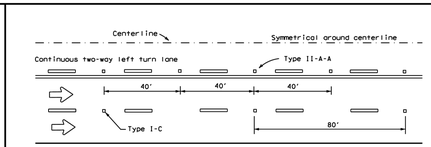


CENTERLINE FOR ALL TWO LANE TWO-WAY ROADWAYS

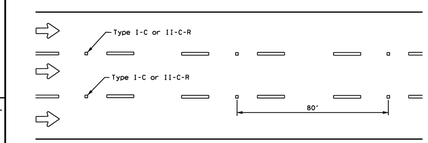


CENTERLINE & LANE LINES FOR FOUR LANE TWO-WAY ROADWAYS





CENTERLINE AND LANE LINES FOR TWO-WAY LEFT TURN LANE



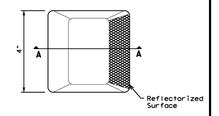
LANE LINES FOR ONE-WAY ROADWAY (NON-FREEWAY FACILITIES)

Raised pavement markers Type II-C-R shall have clear face toward normal traffic and red face toward wrong-way traffic.

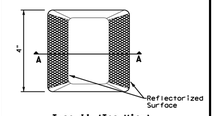
See Note 3.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

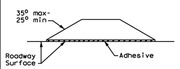
All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



Type I (Top View)

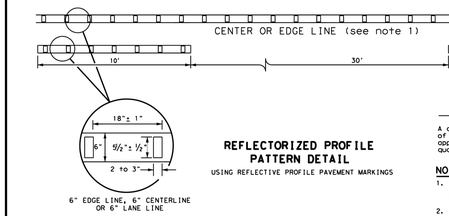


Type II (Top View)



SECTION A

RAISED PAVEMENT MARKERS



REFLECTORIZED PROFILE PATTERN DETAIL

USING REFLECTIVE PROFILE PAVEMENT MARKINGS

A quick field check for the thickness of base line and profile marking is approximately equal to a stack of 5 quarters to a maximum height of 7 quarters.

NOTES

1. Edge lines should typically be 6" wide and the materials shall be specified in the plans.
2. Profile markings shall not be placed on roadways with a posted speed limit of 45 MPH or less.

GENERAL NOTES

1. All raised pavement markers placed along broken lines shall be placed in line with and midway between the stripes.
2. On concrete pavements, the raised pavement markers should be placed to one side of the longitudinal joints.
3. Use raised pavement marker Type I-C with undivided roadways, flush medians, and two way left turn lanes. Use raised pavement marker Type II-C-R with divided highways and raised medians.

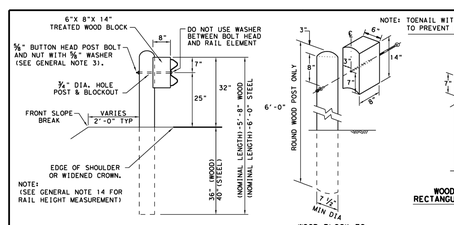
Texas Department of Transportation — Traffic Safety Division Standard

POSITION GUIDANCE USING RAISED MARKERS REFLECTORIZED PROFILE MARKINGS PM(2)-22

FILE: pm2-22.dgn	DN:	CK:	DW:	CK:
©TxDOT December 2022	CONT	SECT	JOB	HIGHWAY
REVISIONS 8-17 8-00 8-95 8-92 2-10 12-22 5-00 2-12	DIST	COUNTY		SHEET NO.

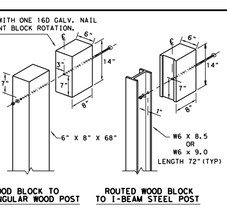
DISCLAIMER:
THE USE OF THIS STANDARD IS GOVERNED BY THE "TEXAS ENGINEERING PRACTICE ACT". NO WARRANTY OF ANY KIND IS MADE BY TXDOT FOR ANY PURPOSE WHATSOEVER. TXDOT ASSUMES NO RESPONSIBILITY FOR THE CONVERSION OF THIS STANDARD TO OTHER FORMATS OR FOR INCORRECT RESULTS OR DAMAGES RESULTING FROM ITS USE.

DATE:
FILE:



TYPICAL POST PLACEMENT

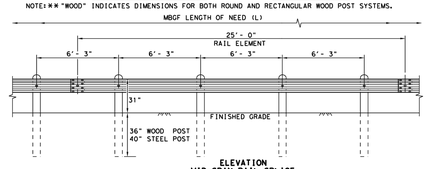
WOOD BLOCK TO ROUND WOOD POST



WOOD BLOCK TO RECTANGULAR WOOD POST

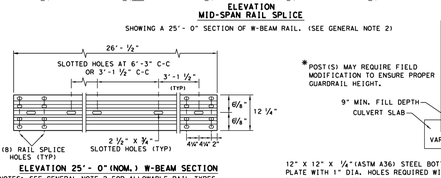
ROUTED WOOD BLOCK TO I-BEAM STEEL POST

NOTE: ** "WOOD" INDICATES DIMENSIONS FOR BOTH ROUND AND RECTANGULAR WOOD POST SYSTEMS.



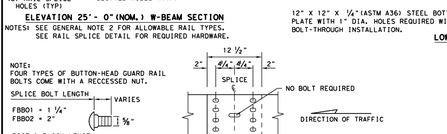
ELEVATION MID-SPAN RAIL SPLICE

SHOWING A 25'- 0" SECTION OF W-BEAM RAIL. (SEE GENERAL NOTE 2)



ELEVATION 25'- 0" (NOM.) W-BEAM SECTION

NOTES: SEE GENERAL NOTE 2 FOR ALLOWABLE RAIL TYPES. SEE RAIL SPLICE DETAIL FOR REQUIRED HARDWARE.



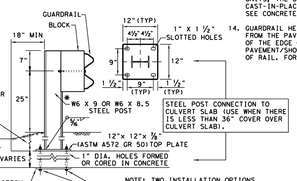
BUTTON HEAD BOLT

NOTE: SEE GENERAL NOTE 3 FOR SPLICE & POST BOLT DETAILS.

MID-SPAN RAIL SPLICE DETAIL

NOTE: GF(31), MID-SPAN RAIL SPLICES ARE REQUIRED WITH 6'-3" POST SPACINGS.

(8) ⅝" X 1 ¼" BUTTON HEAD SPLICE BOLTS WITH RECCESSED NUTS.



* POST(S) MAY REQUIRE FIELD MODIFICATION TO ENSURE PROPER GUARDRAIL HEIGHT.

STEEL POST CONNECTION TO CULVERT SLAB (USE WHEN THERE IS LESS THAN 36" COVER OVER CULVERT SLAB).

12" X 12" X ¼"(ASTM A36) STEEL BOTTOM PLATE WITH 1" DIA. HOLES REQUIRED WITH BOLT-THROUGH INSTALLATION.

LOW FILL CULVERT POST

NOTE: TWO INSTALLATION OPTIONS.

1. BOLT-THROUGH OPTION: REQUIRES A 6" MIN. SLAB THICKNESS. ⅞" DIA (ASTM A449) HEAVY HEX BOLTS WITH TWO HARDENED WASHER EACH AND HEAVY HEX NUTS.
   NOTE: BOLT LENGTH = SLAB PLUS 2 ¼" MIN.
2. EPOXY ANCHOR OPTION: THIS OPTION MAY ONLY BE USED IF THE CULVERT SLAB IS 9" MIN. THICK. THREADED ANCHOR RODS MUST BE ⅞" DIA. ASTM A449 OR A193 GRADE BY WITH HEAVY HEX NUT, AND ONE HARDENED WASHER EACH. EMBED ANCHOR RODS 6" WITH HILTI HIT RE 500 EPOXY ADHESIVE. OTHER TYPE III CLASS C EPOXY ADHESIVES MEETING THE REQUIREMENTS OF DMS-6100, "EPOXIES AND ADHESIVES", MAY BE USED IF IT CAN BE DEMONSTRATED THAT THEY MEET OR EXCEED THE STRENGTH OF HILTI HIT RE 500 WITH THE SAME EMBEDMENT DEPTH AND THREADED ROD DIA. FOLLOW THE MANUFACTURER'S REQUIREMENTS FOR INSTALLING EPOXIED THREADED RODS. EXTEND RODS ¼" MIN. BEYOND NUT.

NOTE: CULVERTS OF 25 FT. OR LESS, SEE GF(31)LS STANDARD FOR "LONG SPAN" OPTION.

GENERAL NOTES

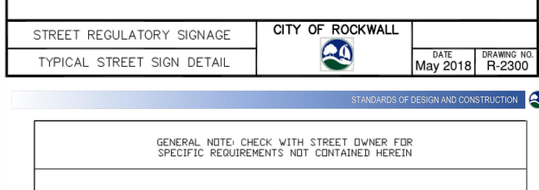
1. THE TYPE OF POST (ROUND WOOD POST, RECTANGULAR WOOD POST, OR STEEL POST) WILL BE AS SHOWN IN THE PLANS. THE EXACT POSITION OF MBGF SHALL BE SHOWN IN THE PLANS OR AS DIRECTED BY THE ENGINEER. STEEL POSTS TO BE GALVANIZED IN ACCORDANCE WITH ITEM 445, "GALVANIZING."
2. RAIL ELEMENTS SHALL MEET THE REQUIREMENTS OF ITEM 540,"METAL BEAM GUARD FENCE" EXCEPT AS MODIFIED IN THE PLANS. THE CONTRACTOR MAY FURNISH RAIL ELEMENTS OF 25'- 0", OR 12'- 6" (NOM.) LENGTHS. RAIL ELEMENTS MAY HAVE SLOTTED HOLES AT 3'-1 ½" C-C OR 6'-3" C-C. A SPECIAL LENGTH OF RAIL MAY BE MANUFACTURED TO ACCOMMODATE THE DOWNSTREAM ANCHOR TERMINAL (OAT) AND THE TRANSITION SECTIONS OF GUARDRAIL.
3. BUTTON HEAD "POST BOLTS & NUTS" SHALL MEET THE REQUIREMENTS OF (ASTM A307), AND SHALL BE OF SUFFICIENT LENGTH TO EXTEND THROUGH THE FULL THICKNESS OF THE NUT AND ⅜" WASHER (FWC16G) AND NOT MORE THAN 1" BEYOND IT. TRIM REMAINING BOLT LENGTH TO MEET REQUIRED LENGTH.
4. FITTINGS (BOLTS, NUTS, AND WASHERS) SHALL BE GALVANIZED IN ACCORDANCE WITH ITEM 445,"GALVANIZING." FITTINGS SHALL BE SUBSIDIARY TO THE BID ITEM.
5. CROWN SHALL BE WIDENED TO ACCOMMODATE THE METAL BEAM GUARD FENCE.
6. THE LATERAL APPROACH TO THE GUARD FENCE, SHALL HAVE A MAXIMUM SLOPE OF 1V:10H.
7. IF SHOWN ELSEWHERE IN THE PLANS OR AS DIRECTED BY THE ENGINEER, THE GUARD FENCE MAY BE FLARED AT A RATE OF 2.5:1 OR FLATTER.
8. UNLESS OTHERWISE SHOWN IN THE PLANS, GUARD FENCE PLACED IN THE VICINITY OF CURBS SHALL BE POSITIONED SO THAT THE FACE OF CURB IS LOCATED DIRECTLY BELOW OR BEHIND THE FACE OF THE RAIL. RAIL PLACED OVER CURBS SHALL BE INSTALLED SO THAT THE POST BOLT IS LOCATED APPROXIMATELY 25 INCHES ABOVE THE GUTTER PAN OR EDGE OF SHOULDER.
9. APPLICATIONS IN SOLID ROCK ARE ONLY ALLOWED WITH STEEL POSTS. IF SOLID ROCK IS ENCOUNTERED WITHIN 0 TO 18" OF THE FINISHED GRADE, DRILL A 24" DIA. HOLE, 24" INTO THE ROCK. IF SOLID ROCK IS ENCOUNTERED BELOW 18", DRILL A 12" DIA. HOLE, 12" INTO THE ROCK OR TO THE STANDARD EMBEDMENT DEPTH, WHICHEVER MAYBE LESS. ANY EXCESS POST LENGTH, AFTER MEETING THESE DEPTHS, MAY BE FIELD CUT TO ENSURE PROPER GUARDRAIL MOUNTING HEIGHT. BACKFILL WITH COARSE AGGREGATE MATERIAL.
10. POSTS SHALL NOT BE SET IN CONCRETE, OF ANY DEPTH.
11. SPECIAL FABRICATION WILL BE REQUIRED AT INSTALLATION LOCATIONS HAVING A CURVATURE OF LESS THAN 150 FT. RADIUS.
12. UNLESS OTHERWISE SHOWN IN THE PLANS, A COMPOSITE MATERIAL BLOCK THAT MEETS THE REQUIREMENTS OF DMS-7210,"COMPOSITE MATERIAL POSTS AND BLOCKS FOR METAL BEAM GUARD FENCE" MAY BE SUBSTITUTED FOR BLOCKS OF SIMILAR DIMENSIONS. THE CONSTRUCTION DIVISION, TXDOT MAINTAINS A MATERIAL PRODUCER LIST (MPL) FOR PRODUCERS OF MATERIALS CONFORMING TO DMS-7210 ONLY. PRODUCERS ON THE MPL MAY FURNISH COMPOSITE MATERIAL BLOCKS.
13. FOR THE LOW FILL CULVERT OPTION, POSTS LOCATED PARTIALLY OR WHOLLY BETWEEN PRECAST BOX CULVERT UNITS, THE USE OF A CAST-IN-PLACE CONCRETE CLOSURE BETWEEN BOXES IS REQUIRED. THE LENGTH OF THE CAST-IN-PLACE CONCRETE CLOSURE SHALL ACCOMMODATE THE PLACEMENT OF THE LOW FILL CULVERT OPTION. SEE CONCRETE CLOSURE DETAILS ON BRIDGE STANDARD SCP-MD.
14. GUARDRAIL HEIGHT MEASUREMENT: WHEN THE GUARDRAIL IS LOCATED ABOVE PAVEMENT, MEASURE THE HEIGHT FROM THE PAVEMENT TO THE TOP OF THE W-BEAM RAIL. WHEN THE GUARDRAIL IS LOCATED UP TO 2 FT. OFF OF THE EDGE OF PAVEMENT OR FOR A PAVEMENT OVERLAY, USE A 10-FOOT STRAIGHTEDGE TO EXTEND FROM THE PAVEMENT/SHOULDER SLOPE TO THE BACK OF RAIL, MEASURE FROM THE BOTTOM OF STRAIGHTEDGE TO THE TOP OF RAIL. FOR GUARDRAIL LOCATED DOWN A 10:1 SLOPE, MEASURE FROM THE NOMINAL TERRAIN.

NOTE: TRANSITIONS TO BRIDGE RAILS OR TRAFFIC BARRIERS. SEE GF(31)TL3 TR STANDARD FOR HIGH-SPEED TL-3 TRANSITIONS. SEE GF(31)TL2 TR STANDARD FOR LOW-SPEED TL-2 TRANSITIONS.

Texas Department of Transportation — Design Division Standard

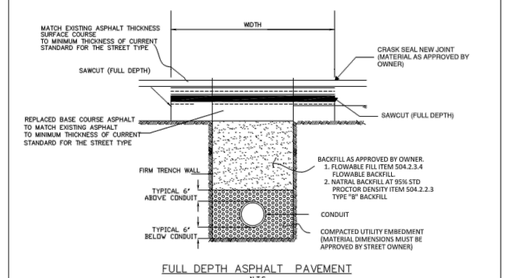
METAL BEAM GUARD FENCE TL-3 MASH COMPLIANT GF(31)-19

FILE: gf3119.dgn	DN: TxDOT	CK: KM	DW: VP	CK: CCL/AG
©TxDOT: NOVEMBER 2019	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.



CONCRETE PAVEMENT WITH ASPHALT OVERLAY

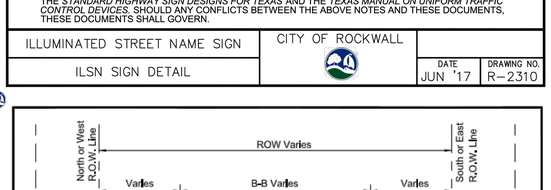
N.T.S.



FULL DEPTH ASPHALT PAVEMENT

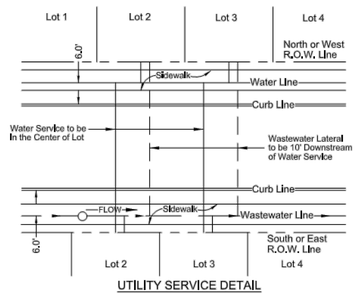
N.T.S.

PAVEMENT CUT AND REPAIR	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE	
ASPHALT		DATE	STANDARD DRAWING NO.
		Mar. 2018	R-3070B



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

"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."

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.

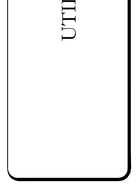
DISCLAIMER:
THE USE OF THIS STANDARD IS GOVERNED BY THE "TEXAS ENGINEERING PRACTICE ACT". NO WARRANTY OF ANY KIND IS MADE BY TXDOT FOR ANY PURPOSE WHATSOEVER. TXDOT ASSUMES NO RESPONSIBILITY FOR THE CONVERSION OF THIS STANDARD TO OTHER FORMATS OR FOR INCORRECT RESULTS OR DAMAGES RESULTING FROM ITS USE.

C:\civil 3d projects\ycp - qualtex companies\ycp501 - mims road property\jvc plans\dwg\sheets\construction plans\ycp501 - details.dwg

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

PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

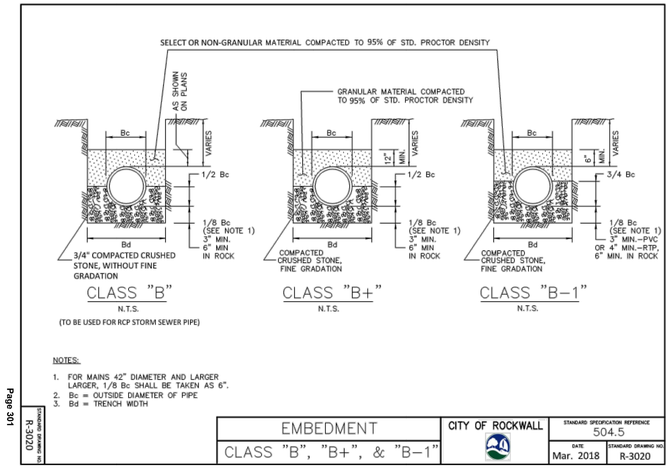
UTILITY DETAILS



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

JVC No 501A

51

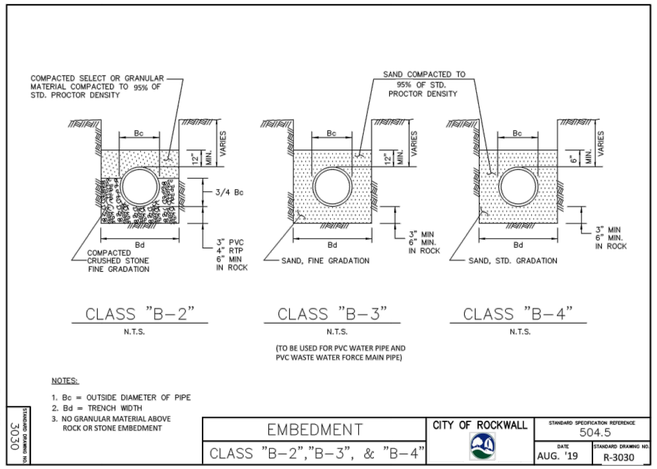


NOTES:

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

Page 301

STANDARD DRAWING NO.	EMBEDMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 504.5
R-3020	CLASS "B", "B+", & "B–1"		DATE Mar. 2018 / STANDARD DRAWING NO. R-3020

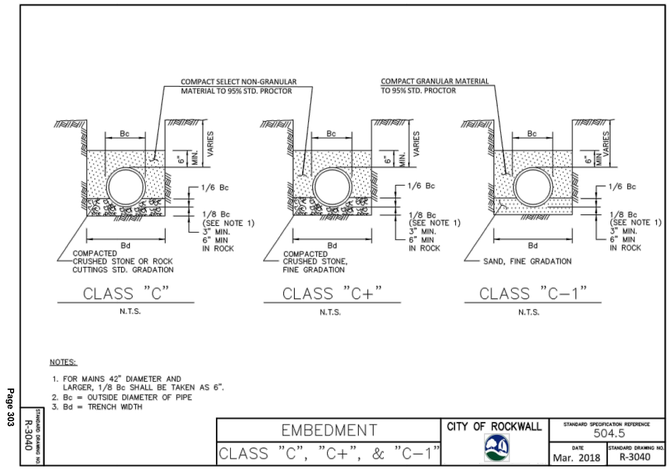


NOTES:

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

Page 302

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

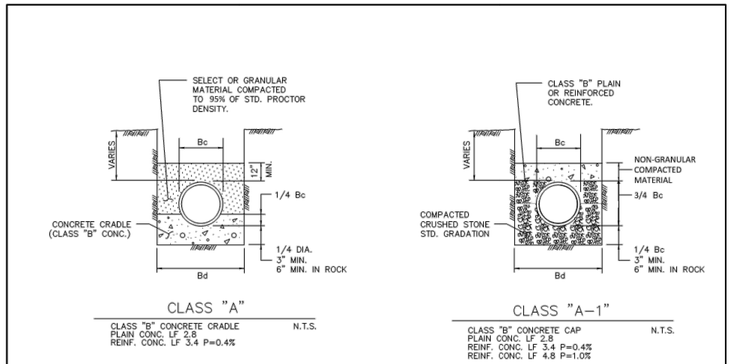


NOTES:

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

Page 303

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

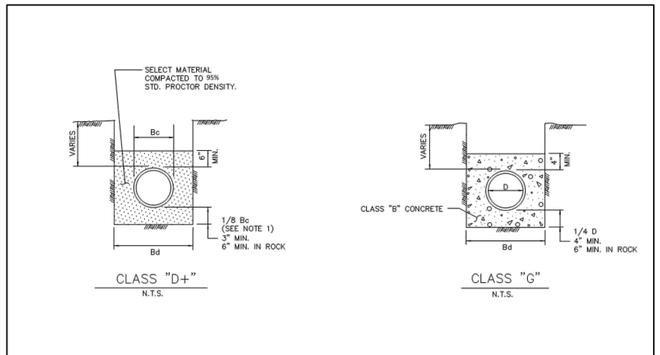


NOTES:

1. LF. = LOAD FACTOR TO BE USED TO DETERMINE 3 EDGE BEARING BASED ON TYPE OF EMBEDMENT.
2. FREE–FALL OF CONCRETE NOT TO EXCEED 5 FT. MAXIMUM.
3. P = Rho FOR STEEL %
4. Bc = OUTSIDE DIAMETER OF PIPE
5. Bd = TRENCH WIDTH

Page 300

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

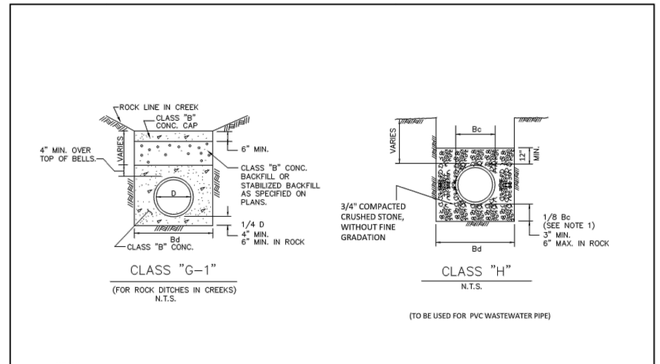


NOTES:

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
4. D = INSIDE DIAMETER OF PIPE

Page 304

STANDARD DRAWING NO.	EMBEDMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 504.5
R-3050	CLASS "D+" & "G"		DATE Mar. 2018 / STANDARD DRAWING NO. R-3050



NOTES:

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

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STANDARD DRAWING NO.	EMBEDMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 504.5
R-3060	CLASS "G–1" & "H"		DATE AUG. '19 / STANDARD DRAWING NO. R-3060

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.

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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

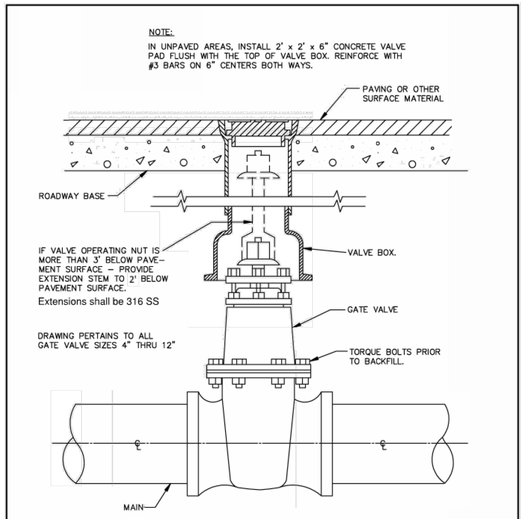
PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PAVING DETAILS

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

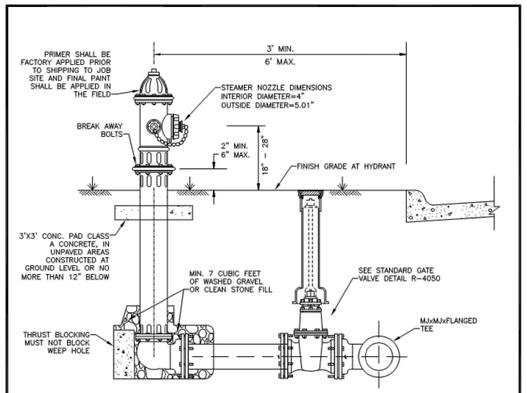
SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 501A

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

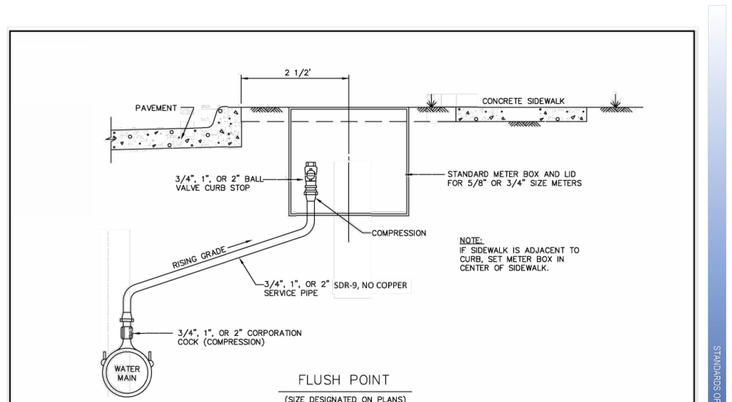
GATE VALVE 4" TO 12" BOX & EXTENSION STEM	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 502.6.6*	
		DATE AUG. '19	STANDARD DRAWING NO. R-4050



NOTES:

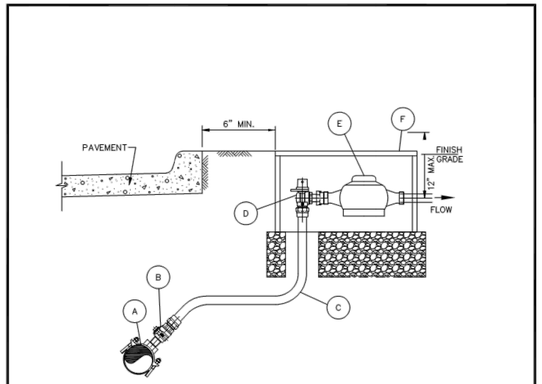
1. IN GENERAL, ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD SPECIFICATIONS FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE, C-502. FIRE HYDRANTS SHALL HAVE A 5¼" MIN. VALVE OPENING AND A BARREL APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH BREAK AWAY FLANGE.
2. ALL JOINTS TO BE RESTRAINED JOINTS. MEGA-LUGS OR APPROVED EQUAL.
3. TYPICAL VALVE: ACTUAL VALVE LOCATION WILL DEPEND ON LOCATION OF WATER MAIN.
4. NO FIRE HYDRANT 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.

FIRE HYDRANT INSTALLATION	CITY OF ROCKWALL		
		DATE MAY '22	DRAWING NO. R-4120



FLUSH POINT
(SIZE DESIGNATED ON PLANS)
N.T.S.

STANDARD DRAWING NO. R-4110	FLUSH POINT INSTALLATION TYPE "1"	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 502.10.3*	
			DATE Mar. 2018	STANDARD DRAWING NO. R-4110



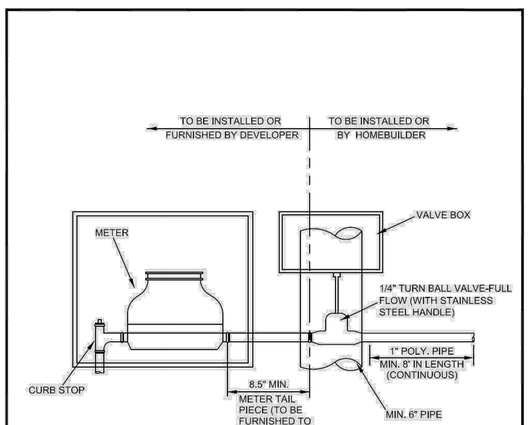
NOTES:

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.

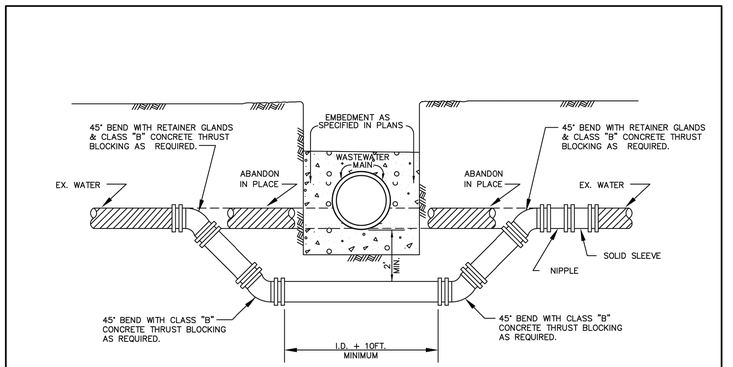
WATER SERVICE INSTALLATION 1" OR 2" LINE	CITY OF ROCKWALL		
		DATE AUG '19	DRAWING NO. R-4130



NOTE:
VALVE BOX TO BE TRAFFIC RATED IF UNDER PAVING.

SINGLE SERVICE METER TAIL CONNECTION
NOT TO SCALE

WATER METER DETAIL SINGLE SERVICE	CITY OF ROCKWALL		
		DATE AUG. '15	DRAWING NO. R-4145



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

RECORD DRAWING

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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

PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

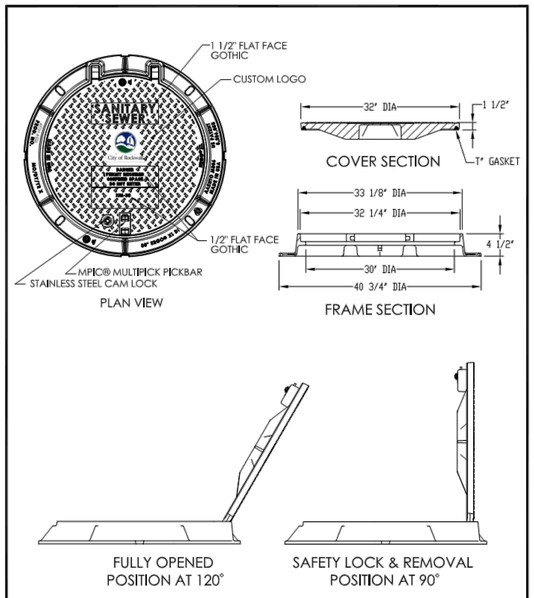
WATER DETAILS

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

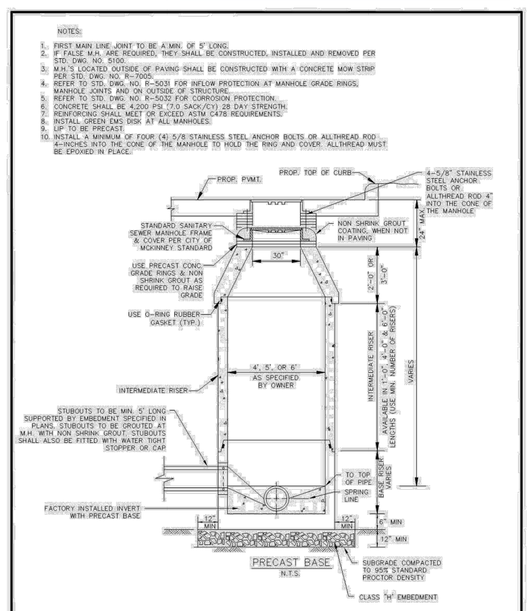
SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 501A

53

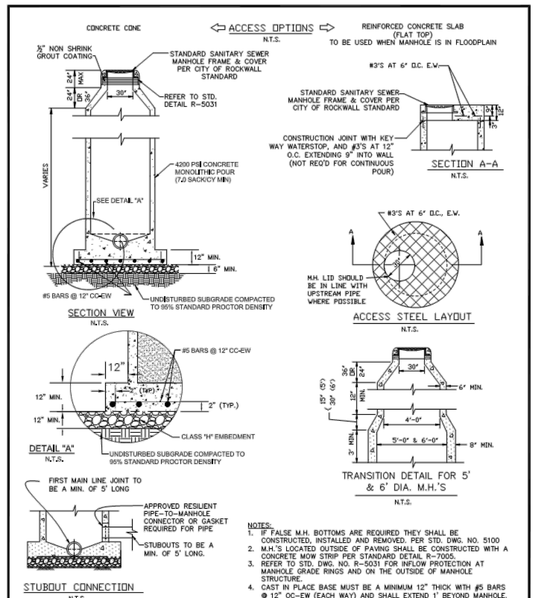
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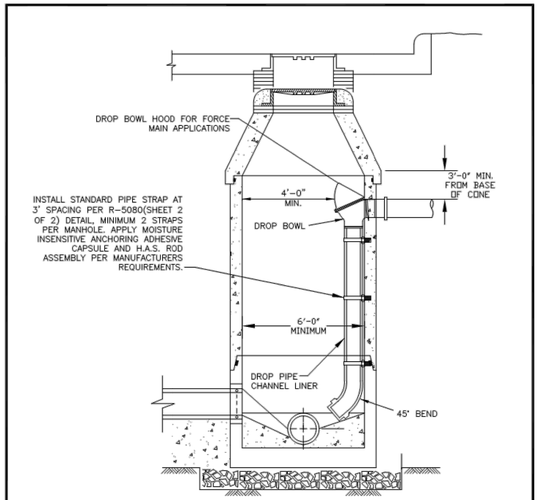
WASTEWATER MANHOLE	CITY OF ROCKWALL	
HINGED RIM AND COVER		DATE: AUG '19 / DRAWING NO.: R-5101



WASTEWATER MANHOLE	CITY OF ROCKWALL	
PRECAST		DATE: DEC '22 / DRAWING NO.: R-5020



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



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

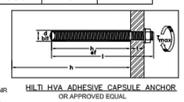
HVA ADHESIVE CAPSULE ANCHOR
A. DRILL HOLES WITH ANSI B212.15 MATCHED TOLERANCE CARBIDE TIPPED DRILL BITS WITH DRILL IN ROTO-HAMMER MODE OR USE A MATCHED TOLERANCE DIAMOND CORE DRILL BIT OF DIAMETER SPECIFIED BY HILTI.
B. DRILLED HOLE SPECIFICATIONS (DIAMETER & DEPTH) SHALL COMPLY WITH HILTI SPECIFICATION OR ICC ESR 1582.
C. ALLOWABLE LOADS MAY BE INCREASED BY 33-133% FOR SHORT-TERM WIND OR SEISMIC LOAD RESISTANCE (AM 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 NUT 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

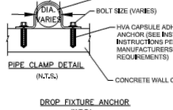
DETAILS	HAS Rod Size	in.	3/8	1/2	5/8	3/4	7/8	1	1-1/4
d = nominal rod diameter		in.	15/32	9/16	11/16	7/8	1	1-1/8	1-3/8
h nom = nominal embedment depth		in.	3-1/2	4-1/4	5	6-5/8	6-5/8	8-1/4	12
ta max = maximum fixture thickness		in.	1	1-1/2	1-3/4	2	2-1/4	3-1/2	3-3/4
Tinst = maximum installation torque	All thread Rods	ft-lb	10	30	75	150	175	235	400
h = minimum base material thickness	h = h nom + 1.25 x d	in.	5-1/4	6-3/8	7-1/2	10	10	13-3/8	18
	h = h nom + 2 x d	in.	1.25 x h_{ef} = 3	1.25 x h_{ef} = 3	1.25 x h_{ef} = 2	1.25 x h_{ef} = 2	1.25 x h_{ef} = 2	1.25 x h_{ef} = 2 1/4	1.25 x h_{ef} = 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/10° C
1 Hour	32° F/0° C
5 Hour	23° F/-4° C



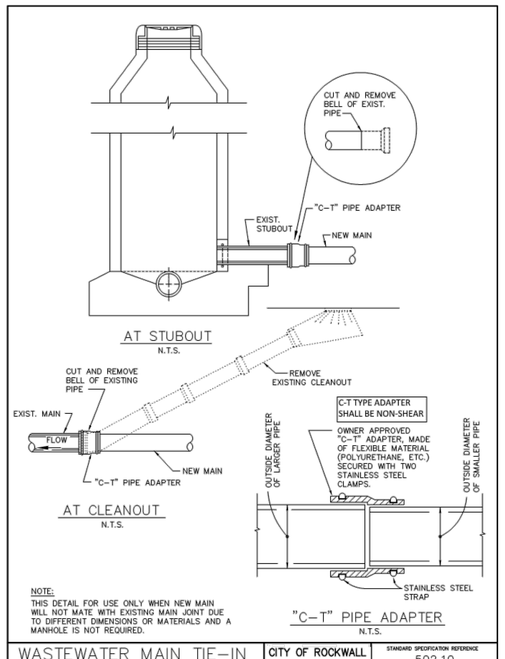
INSTALLATION INSTRUCTIONS:
1. SET THE DRILL DEPTH GAUGE AND DRILL A HOLE TO THE REQUIRED HOLE DEPTH. IMPORTANT: CLEAN OUT DUST AND DEBRIS. USE COMPRESSED AIR OR VACUUM AT BOTTOM OF THE HOLE. WHEN USING THE HILTI MATCHED TOLERANCE DIAMOND CORE BIT, IMMEDIATELY REMOVE STANDING WATER.
2. INSERT APPROPRIATE 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 H.A.S. NUT ON THE H.A.S. 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.



DROP FIXTURE ANCHOR
(N.T.S.)

SHEET 2 OF 2

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



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 AT CLEANOUT OR M.H. STUBOUT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE: 502.10
		DATE: Mar. 2018 / STANDARD DRAWING NO.: R-5010

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

PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WASTE WATER DETAILS

RECORD DRAWING

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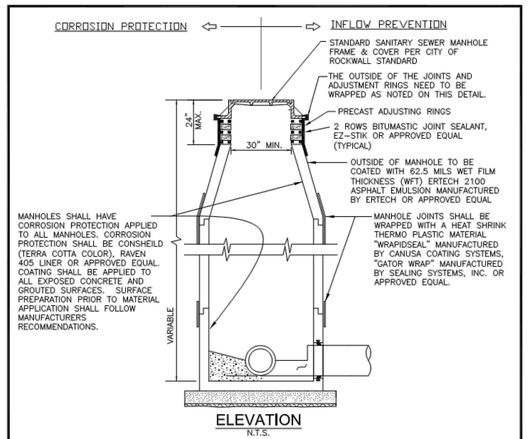
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SCALE:	1" = 40' (H) 1" = 4' (V)
One Inch	
JVC No 501A	

54

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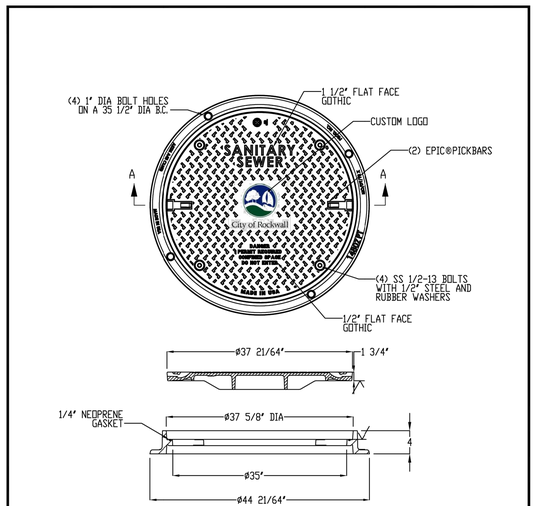


ELEVATION
N.T.S.

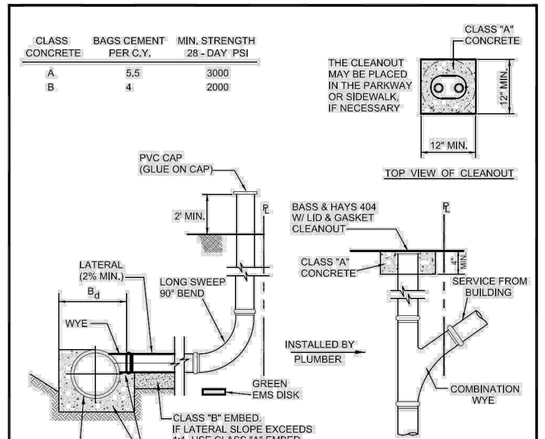
INFLOW PREVENTION NOTES:
1. REQUIRED ON ALL SANITARY SEWER MANHOLES AND LIFT STATION WET WELLS AND VALVE VAULTS.

CORROSION PREVENTION NOTES:
1. TO CORROSION PROTECTIVE COATING PROCESS, PRESSURE WASH AND CLEAN STRUCTURE. FILL BUG HOLES, JOINTS, HONEYCOMBS AND AROUND PIPE PENETRATIONS WITH A CEMENTITOUS REPAIR MATERIAL (CRM) AS NEEDED. USE STRONG SEAL MS2C MANUFACTURED BY THE STRONG COMPANY, INC. OR APPROVED EQUAL. THEN APPLY A MINIMUM OF 125 MILS (⅛ INCH) THICKNESS OF A POLYURETHANE COATING MATERIAL (EXISTING MANHOLES REQUIRE A MINIMUM OF 250 MILS THICKNESS OF POLYURETANE COATING MATERIAL). FOR THE POLYURETHANE COATING MATERIAL USE RAVEN 405 LINER OR APPROVED EQUAL.
2. ADDITIONAL CLEANING, PREPARATION, AND REPAIR METHODS MAY BE REQUIRED FOR EXISTING MANHOLES DEPENDING ON CONDITION ASSESSMENT OF THE MANHOLE. CONTACT ENGINEERING DIVISION FOR ADDITIONAL SPECIFICATIONS.
3. SPARK TESTING IS REQUIRED FOR COATINGS. COST FOR TESTING IS SUBSIDIARY TO OTHER BID ITEMS. CITY INSPECTOR TO BE PRESENT FOR SPARK TESTING. CONTRACTOR TO PROVIDE WRITTEN SPARK TEST RESULTS TO CITY.
4. EXISTING BRICK MANHOLES SHALL BE REPLACED.
5. REQUIRED ON ALL WASTEWATER MANHOLES AND LIFT STATION WET WELLS.

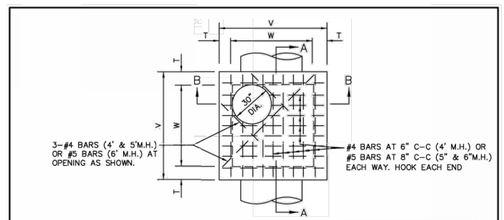
WASTEWATER MANHOLE	CITY OF ROCKWALL	
INFLOW PREVENTION & CORROSION PROTECTION		DATE: AUG '19 / DRAWING NO.: R-5031



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



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

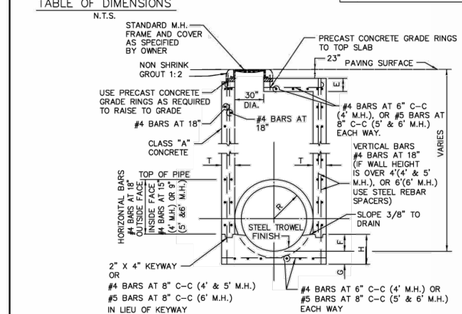


PLAN
N.T.S.

M.H. SIZE(W)	V	T	E	F	G	H
4'	5'-4"	8"	6"	9"	6"	1'-3"
5'	6'-4"	8"	6"	12"	8"	1'-8"
6'	7'-6"	9"	9"	16"	10"	2'-2"

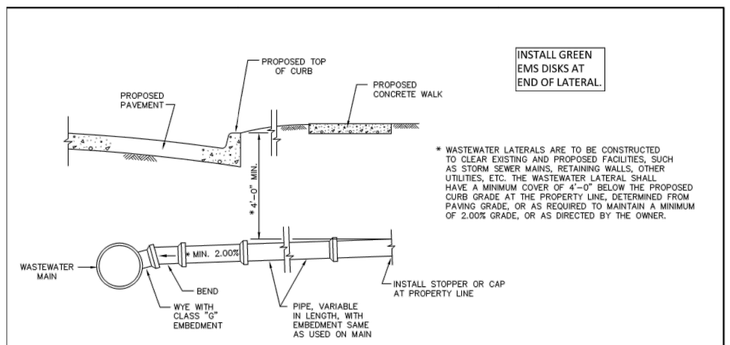
TABLE OF DIMENSIONS
N.T.S.

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



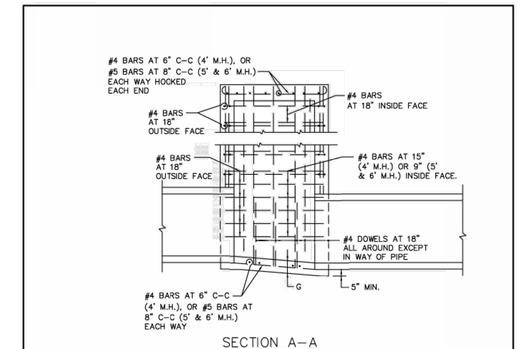
SECTION B-B
N.T.S.

STORM WATER MANHOLE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE: 502.1.4.1*
4', 5', OR 6' SQUARE		DATE: Mar. 2018 / STANDARD DRAWING NO.: R-6010A

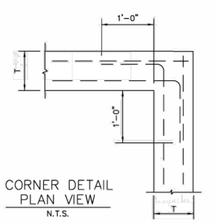


WASTEWATER LATERAL STUBOUT
(FOR FUTURE CONNECTION, 4" OR 6" AS SPECIFIED)
N.T.S.

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



SECTION A-A
N.T.S.



CORNER DETAIL PLAN VIEW
N.T.S.

NOTES:
1. SLOPE INVERT OF MANHOLE AS INDICATED ON PLAN-PROFILE SHEET.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACE SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi, MIN. 7.0 SACK CEMENT).
4. NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES.

STORM WATER MANHOLE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE: 502.1.4.1*
4', 5', OR 6' SQUARE		DATE: Mar. 2018 / STANDARD DRAWING NO.: R-6010B

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."

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

PEACHTREE MEADOWS - PHASE 1
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WASTE WATER DETAILS

STATE OF TEXAS
THOMAS K. DAYTON
91751
LICENSED PROFESSIONAL ENGINEER

SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 501A

55

J:\civil 3d projects\gco - qualico companies\gco501 - mims road property\src plans\dwg\sheets\construction plans\gco501 - details.dwg

| BILL OF REINFORCING STEEL | | |