CONSTRUCTION PLAN SET

FOR

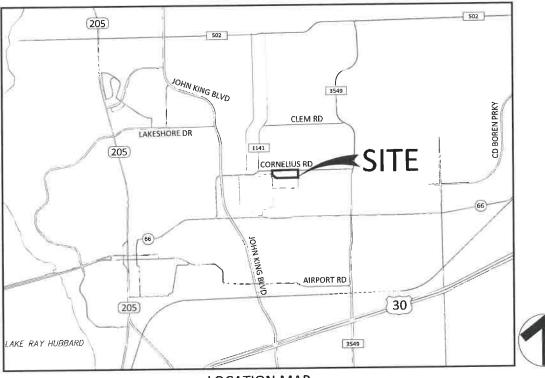
PEOPLES TRACT ADDITION

CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

SHEET INDEX

No. SHEET TITLE

- COVER
- 2 FINAL PLAT SHEET 1 OF 2
- FINAL PLAT SHEET 2 OF 2
- GENERAL NOTES
- WATER PLAN & PROFILE STA 1+00 TO 12+50
- WATER PLAN & PROFILE STA 12+50 TO END
- **EROSION CONTROL PLAN**
- **EROSION CONTROL DETAILS**
- WATER DETAILS



LOCATION MAP SCALE: 1" = 2,000' MAPSCO PG. 85-F6

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.



08/05/2024 JVC No MJP504

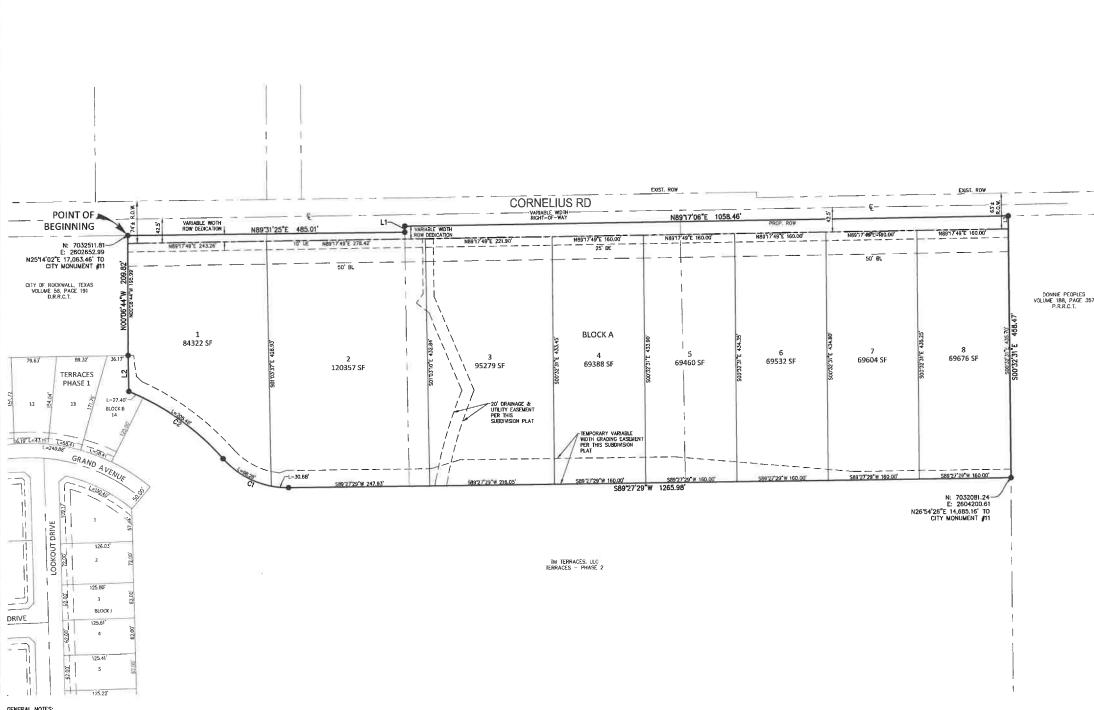
"ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

August 24

Owner: Michael L. Peoples 4416 W. Lovers Ln, Suite 200 Dallas, Texas 75209 Phone: 214-577-1431

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





GENERAL NOTES:

- 1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVG" UNLESS OTHERWISE NOTED.
 2. SUBDIVIDER'S STATEMENT. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY AND CHAPTER 212, MUNICIPAL REQULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY WITHHOLDING UTILITIES AND BUILDING PERMIS.
 3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH

- ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH CONTS AND COM22 HAVING A BEARING AND DISTANCE OF \$295754Ft, 2,758.60'.

 LICCATION OF 178 ANNUAL FLODD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.

 5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINSHED FLOOR ELEVATION 2' ABOVE THE 100-71 WSEL.

 PUBLIC IMPROVEMENT STATEMENT, IT SHALL BE THE FOLLY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUICH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR MATER AND ASSURANCE OR GUARANTEE BY THE CITY 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 THE CITY OF THE CITY.

 ORNOR.

 AND ADDITIONAL SEARCH SEAR

- OWNER.

 9. 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 (HDA).

 10.FIRE LANES. 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
 LANE INPROVEMENTS.

	Line	Table
Line	Length	Direction
L1	10.64	N00' 28' 35"W
L2	63.06	N01° 28' 22"W
L3	12.77	N00* 32' 31"W

		Curve Table								
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing					
C1	128.96	150.00	049"15"27"	125.02	N65" 54" 48"W					
C2	205.46	450.00	026'09'34"	203.68	N54' 21' 52"W					

RECORD DRAWING

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Johnson Volk Consulting, Inc.

Estate of Michael L Peoples, SR Andrea Danley, Independent Executor P.O. Box 41 Rockwall, Texas 75087

Developer: Michael Joyce Properties 767 Justin Rd Rockwall, Texas 75087 Phone: 512-965-6280

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



LEGEND

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

AC

BL Building Line C1 Curve No.

<CM> Control Monument

Drainage Easement DUE Drainage Utility Easement

Esmt Easement

L1 Line No. SF Square Feet

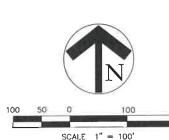
Utility Easement UE

Visibility Easement

SE Sidewalk Easement
D.R.R.C.T.= Deed Records of Rockwall Sidewalk Easement

County, Texas

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



FINAL PLAT LOTS 1-8, BLOCK A **PEOPLES TRACT ADDITION**

BEING 8 LOTS 15.561 ACRES OR 677,846 SQ. FT. 8 SINGLE FAMILY LOTS

SITUATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72

CITY OF ROCKWALL, **ROCKWALL COUNTY, TEXAS**

P2024-009

July 15, 2024 SHEET 1 OF 2



LEGAL DESCRIPTION:

BEING a tract of land situated in the William Dalton Survey, Abstract Number 72 Rockwall County, Texas and being portions of those tracts of land conveyed to Mike Peoples, according to the documents filed of record in Volume 1679, Page 190, Volume 1679, Page 196, Volume 173. Page 752 and Volume 184, Page 522, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a point for the northeast corner of that tract of land conveyed to the City of Rockwall, Texas according to the document filed of record in Volume 58, Page 191, (D.R.R.C.T.) same being the northwest corner of the tract of land described herein;

THENCE, North 89 degrees 31 minutes 25 seconds East, a distance of 485.01 feet to a point

THENCE, North 00 degrees 28 minutes 35 seconds West, a distance of 10.64 feet to a point

THENCE, North 89 degrees 17 minutes 06 seconds East, a distance of 1058.46 feet to a point for the northwest corner of that tract of land conveyed to Donnie Peoples according to the document filed of record in Volume 188, Page 357 (D.R.R.C.T.) and being the common northeast corner of this tract:

THENCE, South 00 degrees 32 minutes 31 seconds East, with the west line of said Donnie Peoples tract, same being common with the east line of this tract, a distance of 458.47 feet to a point for the southeast corner of this tract;

THENCE. South 89 degrees 27 minutes 29 seconds West, leaving said common line, a distance of 1265,98 feet to a point for a corner of this tract and being the beginning of a curve to the right, having a central angle of 49° 15′ 27", a radius of 150.00 feet, and a long chord bearing and distance of North 65 degrees 54 minutes 48 seconds West, 125.02 feet;

THENCE, with said curve to the right an arc distance of 128.96 feet to a point for a corner of this tract and the beginning of a non-tangent curve to the left, having a central angle of 26' 09' 34", a radius of 450.00 feet, and a long chord bearing and distance of North 54 degrees 21 minutes 52seconds West, 203.68 feet;

THENCE, with said curve to the left an arc distance of 205.46 feet to a point in the east line of Terraces Phase One, an addition to the City of Rockwall, Rockwall County, Texas according to the plat filed of record in Document Number 20240000000459 Plat Records Rockwall County. Texas for the most westerly southwest corner of this tract;

THENCE, North 01 degrees 28 minutes 22 seconds West, with said east line, a distance of 63.06 feet to a point for the northeast corner of said addition, same being the common southeast corner of the above—mentioned City of Rockwall tract and a common corner of this

THENCE North 00 degrees 06 minutes 44 seconds West, with the east line of said City of Rockwall tract and common west line of this tract, a distance of 209.82 feet to the POINT OF BEGINNING and containing 677,846 square feet or 15.561 acres of land.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS \$
COUNTY OF ROCKWALL \$

Signature .

I, the undersigned owner of the land shown on this plat, and designated herein as the PEOPLES TRACT 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 further certify that all other parties who have a mortgage or lien interest in the PEOPLES TRACT subdivision have been notified and signed this plat. I 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 also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
 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 ar removing all or part of there respective system without the necessity of, at any time, procuring the permission of anyone.
 The City of Rockwall will not be responsible for any claims of any nature resulting from or accasioned by the establishment of grade of streets in the subdivision.
 The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
 The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage
- 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.
- 5. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or No nouse awaiing 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 sever, 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 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 band, which shall be fixed by the city council of the City of Rockwall.

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

_	_			
Name				
Title				
STATE OF	TEXAS	8		
COUNTY	OF DALLAS	8		
Peoples.	known to	dersigned authority, on this me to be the person wh that he executed the same	nose name is subscribed	, of Michea to the foregoing instrument eration therein stated.
Given und	der my hand	d and seal of office, this	_ day of	2024.
Notary o	ublic in and	for the State of Texas	My Commission Expire	 S

SUBVEYOR'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 manuments 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 &

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to to be the person whose name is subscribed to the above and foregoing instrument, and acknowled to me that he executed the same for the purposes and consideration expressed and in the capat therein stoted.

Given under my hand and seal of office, this ____ day of ______ 2024.

Mayor, City of Rockwall

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on _____ day of ______, 2024.

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

NESS	OUR H	ANDS,	this	 day	of	2024.	
	Tity of	Rockw	all .			City Secretary	City Engineer

LOTS 1-8, BLOCK A **PEOPLES TRACT ADDITION**

FINAL PLAT

BEING 8 LOTS 15.561 ACRES OR 677,846 SQ. FT. 8 SINGLE FAMILY LOTS SITUATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72 CITY OF ROCKWALL, **ROCKWALL COUNTY, TEXAS** P2024-009

> July 15, 2024 SHEET 2 OF 2

Developer:

Michael Joyce Properties

767 Justin Rd

Rockwall, Texas 75087

Phone: 512-965-6280

Contact: Tom Dayton, PE

RECORD DRAWING

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Johnson Volk Consulting, Inc.

Owner: Estate of Michael L Peoples, SR Andrea Danley, Independent Executor P.O. Box 41 Rockwall, Texas 75087

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



PEOPLES TRACT CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

NOT

CENERAL ITEMS

1. All contraction shall conform to the requirement as forth in the City of Rockwall's Segme clip.

2. All contraction shall conform to the requirement as forth in the City of Rockwall's Segme clip.

Department of the Conformation of Design and Construction of Segments (see City of Rockwall The Conformation of Segments (see City of Rockwall The CONTRACTOR shall reduce the Iren's Give of Rockwall standard denils provided in the Rockwall The CONTRACTOR shall reduce the Iren's Give of Rockwall standard denils provided in the Rockwall Theory of Segment of Segments and Construction manufact default on provided in these plans. The CONTRACTOR shall reduce to the North Conformation of Segments of Segments of the North Conformation of Segments of Segments of the North Conformation of Segments of Segments

- strict. The City of Rockwall Engineering Departments "Standards of Design and Construction" can be found noting
- are from two not used contents as the CONTRACTOR shall be through the fragineering Construction All communication between the Cip. and the CONTRACTOR shall be through the fragineering Construction Impacts and Cip Trajlaces or designated representative only. It is the rescondibility of the CONTRACTOR to contact the 2-propriet department for inspections that do not fall under this approved engineering local Prior to constitute, CONTRACTOR actal them of incirc procession all measures promite, plans licenses.

- 5. Price in uncabassion, CONTRACTOR shall have "a feet proceeding all anxiousy permits, plans hearts for CONTRACTOR shall have in beaution of the procession and affective and permits plans and specifications ensiste and in their procession at all times. A subspound under nit the riverse of the procession and affective. A subspound under nit the riverse of the procession and affective. A subspound under nit the riverse of the procession and permits of the required of the required of the required of the procession and approach plans are processed of the procession and permits at least the plans and post permits and post permits are processed of the procession and permits at least that the planner and post permits and post permits are processed on the procession and permits and post permits and post permits are permits and post permits and post permits are processed on the procession and post permits and post permits are permitted by the CONTRACTOR. The CONTRACTOR is not 1955 permitted by the permitted permitted permitted by the procession and post permitted p

EBONION CONTROL & VEGETATION

1. The CRIVIANTION or developer shall be reportable, as the entity exercising operational control, for all permitting as required by the first-incontent Protection Against (EPA) and the Texas Commission on Environmental Quality, (EEQ). This incodes, but into Entitled by reportation of the Steen Mader Maderian Personation Tax. (EMPVP), the Controlled Steen Steen Controlled Steen Ste

- I process control des des la common de recutar control part in the composite same ha manifest que la common de la common del common de la common del common de la common de la

- CEMINACION del: provide orghe of inspecioles reports to the conjencting inseption after cede procession of the conference of the conferen

- All City right-ed-ways shall be solved if disurbed. No artificial gross is allowed in any City right-ed-way and offer consensar.

 All allows streets, but the large claim and them.

 All allows streets, but the large claim and them.

 It can be street, but the substance of the consensation of the streets and times, immediately contain all technical streets and trace, all consensations have been according to the contained and the construction streets.

 It can be substantially be removed at the contained and the contained by the City if any environ control regularizations are on time. When they commone test for deficiency has been resultable or protected with the contained by the City if any environ control regularizations are on time. When they commone test for deficiency has been resultable to a great except the control of the city of any environ control regularizations are on time. When they commone test for deficiency has been resultable to a great except the control of the city of the c
- project the.
 Where construction settle, or access routes intersect panel or public routefully a construction entrances state
 the installed to minimize the transport of scalinantly, vel, cultur tracking onto passed our laces. Where scaling
 is transferred to no pared or public surfaces, the surface shall be immediately cleaned. Sediment shall if

- removed from the surface by showding or sweeping and transported to a sediment disposal area. Davement washing shall be allowed only after sediment disposed from this manner.

 All durings index shall be protected from plittation, inefficiency or unmarizational protection devices shall be immediately, part deef of the fields and secons system cleaned. Flowbing is not an exceptable method of
- cleaning.

 During all descateful greeations, water shall be jumped into an approved filtering device prior to discharge into a receiving outer.

- on modernys without an expensal from the Roofsond Highlendrig Department and use growed traffic control plant. Turtile control plants athild to required on all modernies, so determined by the City Englister or the designated representative.

 An entitle control plant small, the required on all modernies, so determined by the City Englister or the designated representatives. The plant small plant smal

- No tearth's algors shall be alread news without permission from the City.
 No text arrivage will us a row of the fully fewer.
 IN text (CN) RAC (TRIS).
 It is to be CNN RAC (TRIS) responsibility to modify utility companies to arrange for stally bocates at least 48 hours prior to beginning construction. The completeness and accuracy of the Utility data above on the plant is on guaranteed by the design construction. The completeness and accuracy of the Utility data above on the plant is not guaranteed by the design construction. The completeness and accuracy of the Utility data above on the plant is not guaranteed by the design construction. The CNN RAC (TRIS) are already to the design and the construction of each stall guaranteed to protect all fittees down and/or any other undergrassed will be constructed undergrassed.
 The CONTRACT (TRIS shall the responsible to a damages to utilities as the final guardee.
 All utilities shall be plated undergrassed.
 CONTRACT (TRIS shall framediately make report to our rep acceptance) are cut, broken to damaged, the CONTRACT (TRIS shall framediately make report to our rep acceptance) are cut, broken to damaged, the CONTRACT (TRIS shall framediately make report to our rep acceptance) are cut to the contract of the contract of the plant of the contract of the contrac

- MATER LINE NOTES

 1. The CONTRACTIRE shall make aim exhalling water service at 20 times chiraling construction.

 2. Proposed notes in time shall be ANWA COR0-16 PVC Fige (blue in color) for all fazas. UR 14 (PC 305) if prictine stees 12-lich and smaller, and DR 18 (PC 315) for 14-rind and larger waver pipelines, as has otherwise shown on saver permitted to the price of the price
- is any costs incurred when the loss of fire protection to a structure occurs,
 "ONTRACTOR shall furnish and install gaskets on water times between all dissimilar metals and at valve."

- CONTACK (OR shall families and install jackes on water lines between all distinuital metals and an annea-tuble visiting and proposed).

 All fine hybrinus and valves removed and salvaged shall be remend on the City of Rockwell Manicipal Service Control.

 Blue EVAS paid shall be installed acreacy change in disection, valve, cach stop and service up on the proposed.

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 All fine hybrinus boths, not and weathers that are builted with 6 a 316 anti-less steel.

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 All fine hybrinus boths, not and weathers that are builted with 6 a 316 anti-less steel.

 All fine hybrinus are all the steel of the control of the steel of the st All feet hydrars will have a minimum of 5 fect of chromotoc anomatum appearance.

 All joints are to be megalage joints with through blocking.

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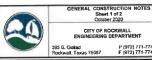
 Weater and some rains shall be kepter (all feet agant penalled) or when crossing 2 feet vertical clearance.

 COSTEACTOR shall maintain a minimum of 4 feet of feet or 6 one of all vater lises.

 All diamentate and registers were seen we required to has a set treative bankflow device with a double check valve intraffice per the City of Receival regulations at the property line and shown on plane.

WASTEWATER FARE NOTES 1. THE CONTRACTOR shall not including sequenciater service at all times during construction. 2. Winnesser like for Facility from all 13 dech shall be Green PVC – SDR 35 (ASTM DYMM) [16s to 0 rever and 300/226 (ASTM DYMM) [16 for more cover). For 18-inch and stager wastenater line shall be Cross PVC — 158 (ASTM DYMM) [16 for more cover). For 18-inch and stager wastenater line shall be Cross Will be allowed on a sanitary every line depend that 10 for all 18-inch produced that the Cross PVC is a service will be allowed on a sanitary every line depend that 10 for all 18-inch produced that the Cross PVC is a secretary line of the Cross PVC is a secre

- FYG. 19-34 (ASI) 16-1971 [loss 101] to sovery and 19-115 (ASI) is frowly [10] for one most one of the sill used on a surface, were the sill be ASI (ASI) for the sill used to sover the sill used to be a surface of the sill to be ASI (ASI) for the sill used to be a sill used to



IDMOSTRIBLE MANAGEMENT AND EXCAVATION MILES All pacements to be removed and replaced shall be saw cut to full depth shorp social squared lines shown in the plans. Prepared connects pacement shall be outstructed with hempfusional not constructions joints at all connections to exching content pacement at all extended to exching content pacement, I when this character is to exching content pacement, I when this character is to exchange the pacement of the pac

PAYNEAD CRAUNCE

1. An extension system as real be insualled and verified for design complicate along with the associated stars sever and outflow absociates, prior to the start of any gaving operations (reducing building foundations beared production shall be placed at the post reside of the prior to the production of the production o

inimum conform to the Cit	Minimum	Streng th 28- Day (mi)	Minimum Cement (sacks (CY)		Steel Reinforcement	
Street/Pavement Type	Thickness (inches)		Machine	Fland Placed	Har#	Spacine (O.C.C.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 hars	24"
Alley	T'-5"-7"	3,600	6,0	5.5	#3 hars	24"
Fire Lane	6"	3,600	6.0	6.5	#3 hurs	24"
Drivewals	6"	3,600	6.0	5.5	≠3 hars	24"
Barrier Urce Rapups	6"	3,600	NA	6.5	#3 hars	24"
Sidewalks	4"	3.000	NA	5.5	#3 bars	24"
Parking Lot Drive Aides	5-	3,000	5.0	5.5	#3 hurs	24"
Dunanter Park	7"	3,600	6.0	6.5	#3 bars	24"

- b. Reminering steel shall be tied #100%. Deinforming steel shall be set on plastic chairs. That layer shall be minimum 30 diameters. Sawed transverse dummy joints shall be gassed every 15 feet or 1.25 time buyfradinal but him joint seeing whichere it less. Storing but four earth in 10 at 2 hears after the pour, including scaling. Observisio, the exciton shall be removed and foorgitalizability joint constructed. No stand shall be bloned under may positive.
 All contrate inits design shall be submitted to the Cly for review and approvide joint so placed under may be removed. The shall be provided to the design shall be closed to the design of the design shall be closed to the design of the design shall be closed to the design shall be closed to the design shall be closed to the design of the design shall be closed to the design of the design shall be closed to the design of the design shall be closed to the design of the design shall be closed to the design of the design shall be closed to the design of the design shall be closed to the design shall be closed to the design of the design of the design shall be closed to the design of the design shall be closed to the design of the design of the design shall be closed to the design of the design

- exceed 20% by weight per CV, or concerte, The fig sub-replacement shall be 1,25 lbs, per 1 in li, comment reduction, the control of the contr

- joint as the tood transfers desice. All bengitudinal base joints stall be clears, ortagila and smooth true jagged in opportunities.

 2. Tradit in the converse passement built is experted or enterously the CONTRACTOR in the City's property of the CONTRACTOR and the City's property of the CONTRACTOR and the City's property of the plans and as necessary to contract to the cutting information, the conversal solid true property of the CONTRACTOR.

 2. All residents like a will experie individual grading plans conducted during the building germ is process that correspond with the explaned range individual grading plans conducted during the building germ is process that correspond with the explaned grading plans proceed to the contract of the contract of the contraction of the contraction

- DRAINACE/STURM SEWER NOTES

 1. The CONTRACTOR shall emistant drainage at all times during construction. Pending of water in streets, drives treasly, one will not be blocked or removed unless explicitly anoth in the gians or witness, proposed in the gians or witness, proposed in the gians of the street, proposed in the gians of the street, proposed is strength at 28 days minimum 7.0 sack mix air entrained, unless most destroy, left plan shall not or allowed in any senterated morner.

 3. Proposed stem sever embediment shall be NCUCKI. Class 18 as amended by the City of Rockwall's Engineering Deportment Studenties of Design and Consortion Manual.

 4. All public storm pipe shall be a minimum of 18-inch retaineder docurrent pipe (RCP), Class III, unless otherwise mixing a the street of the stre
- otherwise metel.

 All storm pipe orthering structures shall be grouted to assure connection at the structure is waterlight.

 All storm structures shall have a smooth uniform poused monter invert from invert in to invert our.

 All storm sever mandolet in gaved areas shall be flush with the passing grade, and shall have traffic bearing
- All atom select intumines in parcel acts statute into man for plantage pile means television and DVD prior for gain discress.

 All some every piles and lucents of the integrated by plantagepithe means television and DVD prior for final succeptance and after fractable unified are installed. The CONTRACTIOR shall furnish a DVPs to the plantage control of the piles. Proposed on the property of the proposed of the piles and property for resolution of the piles. All shall for the piles are property of the piles and property of the property o

- HETAINING WALLS

 1. All retaining walls regard on of height, will be reviewed and appeared by the City Engineering Department
 2. All retaining walls including foor-dations som walls), regardless of height, will be constructed of
 neck-translothed or neck-town-the fooc. Was studied connecte scale are admissed with internal wall be the
 conformal walls or the project.

 All portions debugging foodings, wheeleds, are distinguished that the considerant net connecte
 the fooding foodings of the control of the conformation of the wall shall be considerant net connecte
 to the fooding foodings of the control of the conformation of the conformation of the control of the conformation of the
- a let life.

 All walls I feet and taller will be designed and signed seaded by a registered professional engineer in the Name of Feets. The wall design engineer is required to impact the wall construction and supply a signed state of wall construction construction compliance to the City of Rockwall along with wall exhabits prior to City before-critic procession.
- Engineering occeptance. No wills are allowed in detention casements. A variance to allow retaining walls in a detention casement will require approval by the Plancing and Zwining Cummission with appears being heard by the City Council.

- require approach by the Plancing and Colonial Co

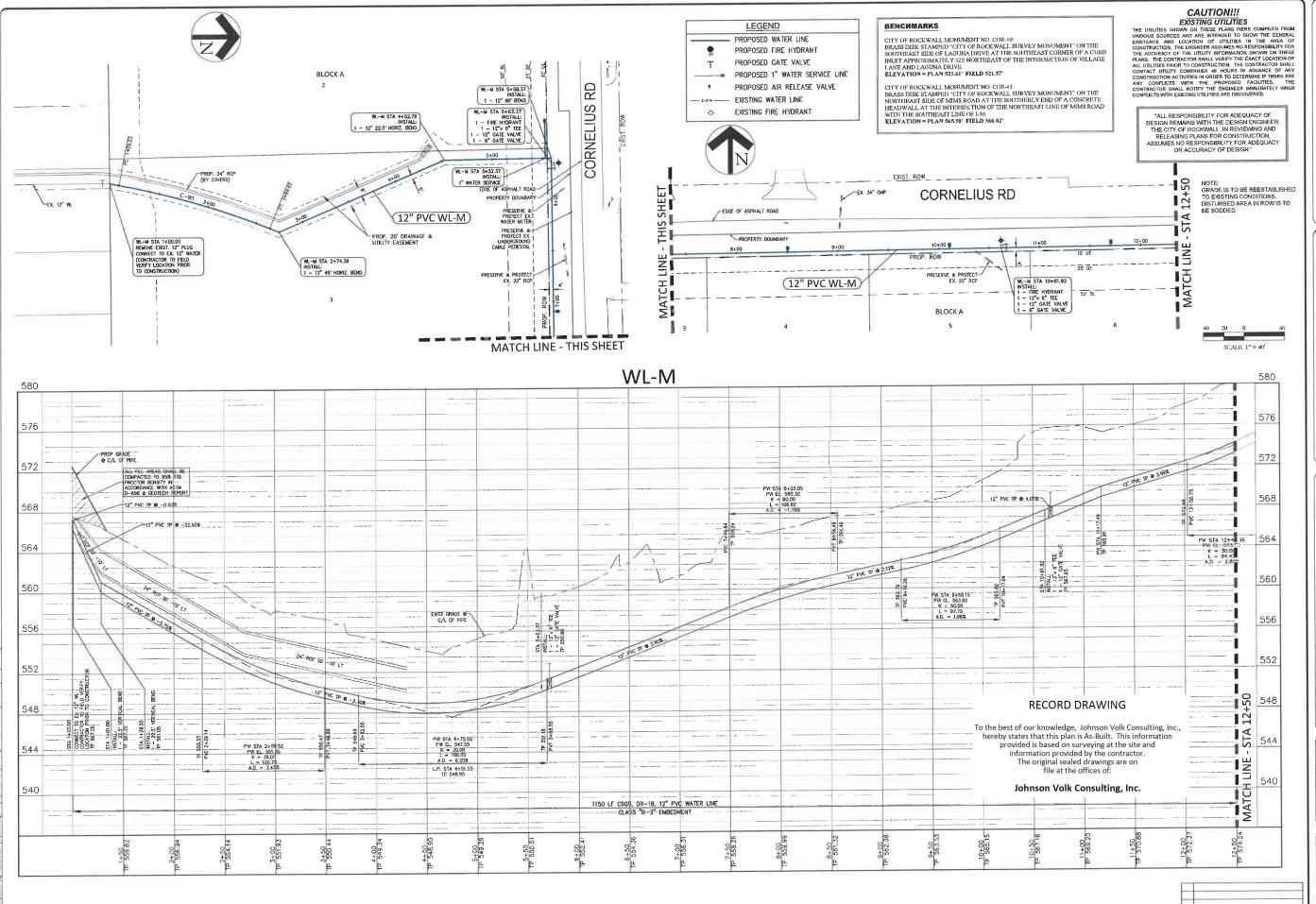
CITY OF ROCKWALL

RECORD DRAWING

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Johnson Volk Consulting, Inc.

file at the offices of:



JOHNSON VOLK
CONSULTING
TERESEDGINEERING FRANK 1962/Land Surveying Frank to 196033

PEOPLES TRACT CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

> WATER PLAN & PROFILE STA 1+00 TO 12+50



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

5

BENCHMARKS

CITY OF ROCKWALL MONUMENT NO. COR-10:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE
SOUTHEAST SIDE OF LACUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB
INLET APPROXIMATIELY 325 NORTHEAST OF THE INTERSECTION OF VILLAGE
LANE AND LAGUNA DRIVE.
ELEVATION = PLAN S21.61' FIELD S21.57'

CITY OF ROCKWALL MONUMENT NO. COR-11:
BBASS DISK STAMPED "CITY OF RUCKWALL SURVEY MONUMENT" ON THE
NORTHERST SIDE OF MINS ROAD AT THE SOUTHERLY END OF A CONCRETE
HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD
WITH THE SOUTHEAST LINE OF 1-30
ELEVATION = PLAN S65.98' FIELD 566.82'

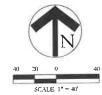
CAUTION!!!

CAUTION!!!

EXISTING UTILITIES

THE LITLITIES 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 CONSTRUCTION ACTIVITIES IN COPIET OF SHALL CONTRACTOR S

"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."



WL-M STA 15+70.48 END 12* WATER LINE WL-M INSTALL: 1 - 12* PLUG N 7032520.92 E 2604196.45

WL-M STA 15+60.48 INSTALL: 1 - FIRE HYDRANT 1 - 12"x 6" TEE 1 - 12" GATE VALVE 1 - 6" GATE VALVE

NOTE: GRADE IS TO BE REESTABLISHED TO EXISTING CONDITIONS. DISTURBED AREA IN ROW IS TO BE SODDED.

WL-M 596 592 592 588 588 584 584 - 580 580 576 568 **Y** 568 564 564 320 LF C900, DR-18, 12" PVC WATER LINE CLASS "8-3" EMBEDMENT

CORNELIUS RD

MATCH LINE -

 (12" PVC WL-M)

BLOCK A

EX. 10" CMP-

PROP. ROW

EXIST. ROW

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Johnson Volk Consulting, Inc.

08/05/2024

WATER PLAN & PROFILE STA 12+50 TO END

CONSULTING
TUBELS Engineering Firm In 1922/Land Surveying firm In 1922/Land Surveying

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PEOPLES TRACT CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

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

IVC No MIP504

CITY OF RUCKWALL MUNUMENT NO. COR-10:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE
SOUTHEAST SIDE OF LAQUINA DRIVE AT THE SOUTHEAST CORNER OF A CURB
INLET APPROXIMATELY 32S' NORTHEAST OF THE INTERSECTION OF VILLAGE
LANE AND LAGUNA DRIVE.
LEVATION = PLAN 52.16f', FIELD 521.57'

CITY OF ROCKWALL MONUMENT NO. COR-II:
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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SILT FENCE STAGED INLET PROTECTION ROCK CHECK DAM

CONSTRUCTION ENTRANCE (30' x 80') LIMITS OF DISTURBED AREA ---

188

LEGEND

EXISTING CONTOUR PROPOSED CONTOUR

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 EMGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON IT HESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ON ACTIVITIES IN OPDER TO DETERMINE IF THERE ARE ANY CONFLICTION ACTIVITIES IN OPDER TO DETERMINE IF THERE ARE ANY CONFLICTION ACTIVITIES IN OPDER TO DETERMINE IF THERE ARE ANY CONFLICTION ACTIVITIES IN OPDER TO DETERMINE IF THERE ARE ANY CONFLICTION ACTIVITIES 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,"

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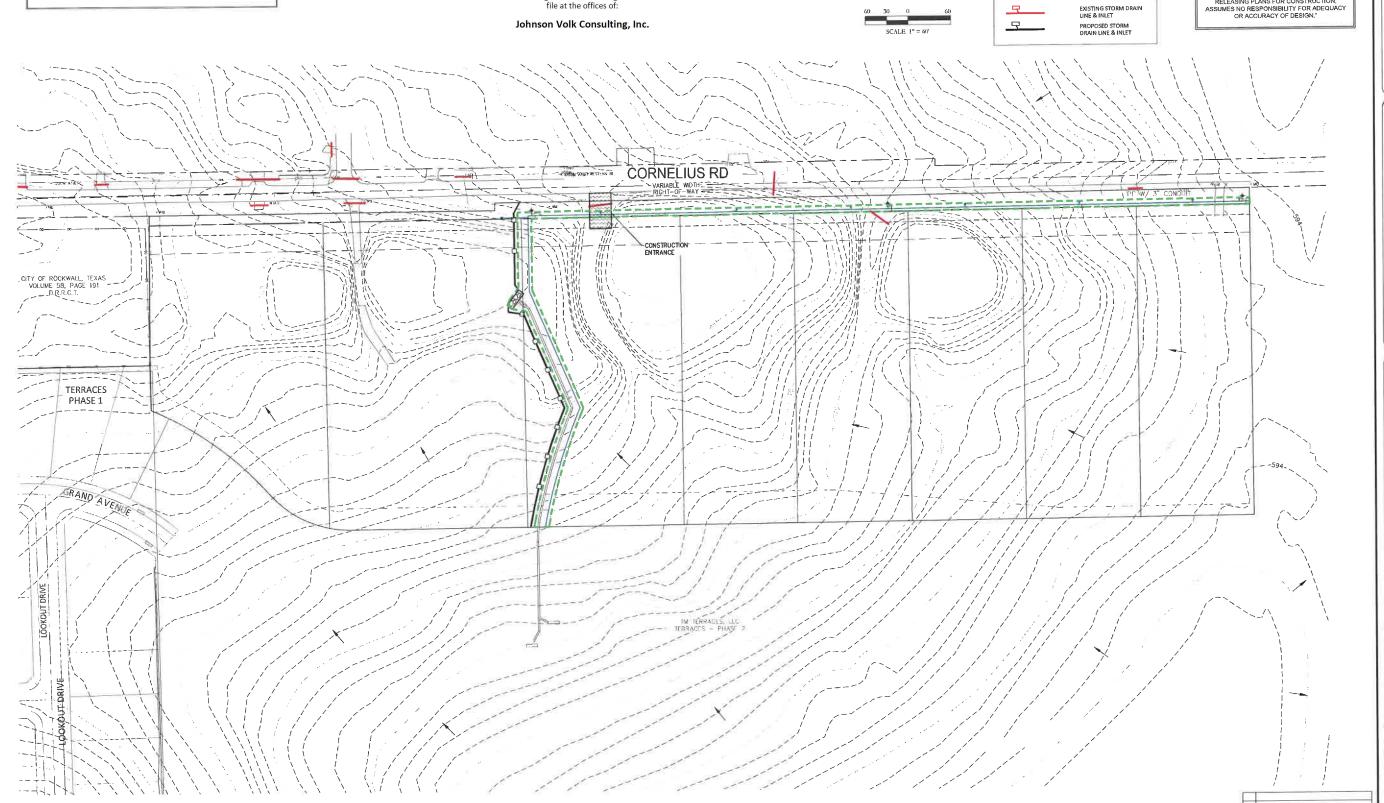
JOHNSON VOLK
CONSULTING
TREE Engineering Film in 1982/Land Sunweying Film Sunweying Film In 1982/Land Sunweying Fi

PEOPLES TRACT CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

EROSION CONTROL PLAN



JVC No MJP504



200

IVC No MIP504

THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM MANIQUE SOURCES AND ARE INTENDED TO SHOW THE GREERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF COMETRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERTIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTRACT SHALL CONTRACT OF SHALL CONTRACT OF SHALL CONTRACTOR SHALL CONTRACTOR

CAUTION!!!

FXISTING UTILITIES

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NOTES:

- 1. SOIL EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CITY

- RECOMMENDED BY THE SUPPLIER. INASH & DEBRIS SHALL BE STORED IN COVERED BINS OR ENCOSURES.

 L. CONSTRUCTION ENTRANCES/EXITS SHOULD BE LIMITED AND PROTECTION PROVIDED TO PREVENT TRACKING OF SOILS ONTO CITY STREETS.

 REMOVE SILT OR SEDIMENTS FROM STREETS, CURBS, GUTTERS, FLUMES, HANDICAP ACCESS RAMPS, CURB BILLETS, STORM DRANS, AND ANY OTHER PUBLIC BRAINAGE FACILITIES DAILY OR AS ACCIONALATION OCCURS.

 EROSION CONTROL SHOULD BE EVALUATED TO DETERMINE THE EFFECTIVENESS OF THOSE DEVICES BY THE PERSON ASSIGNED TO INSPECT FERSION CONTROL DEVICES. AND CHANGES MADE IN OCCURS.

 CHANGES MADE IN COCCURS.

 MOSELY ACCIMILATED SEDIMENT HAS BEEN DEPOSITED. DISCHARGED SEDIMENT SHALL BE REMOVED BAILY IF FEASIBLE, OR WHEN MYSELY ACCIMILATED SEDIMENT HAS BEEN DEPOSITED. DISCHARGED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE.

 1. USING WASH WATER TO WASH SEDIMENT FORM STREETS IS PROHIBITED.

 3. ALL EROSION CONTROL SHALL BE IN PLACE AND INSPECTED PRIOR TO BEGINNING CONSTRUCTION.

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ROCK CHECK DAM GENERAL NOTES: 1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM

TO 31/2 INCHES IN DIAMETER DEPENDING ON EXPECTED

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

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 202.9 * Mar. 2018 R-1060B

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FLOW FABRIC TOE-IN SILT FENCE POST MUST BE METAL, NO WOODED STAKES ALLOWED. SILT FENCE 1 1/2" FILTER STONE FLOW STONE OVERFLOW STRUCTURE

CITY OF ROCKWALL

SILT FENCE (MIN. HEIGH

24" ABOVE EXIST, GROUND)

COMPACTED EARTH OR ROCK BACKFILL

SILT FENCE

2025* Mar. 2018 R-1020A

4" LENGTH (MIN.) FENCE POST MAX. 8" SPACING.

MIN, EMBEDMENT = 1

WIFE MESH BACKING

CITY OF ROCKWALL 20

202.5 * Mar. 2018 R-10208

Page 250

- STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES: . STONE SHALL BE 4 TO 6 INCH DIAMETER COARSE
- 2. MINIMUM LENGTH SHALL BE 50 FEET AND WIDITH SHALL BE 20 FEET.
- 3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
- 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 SUFFACES. THIS MAY REQUIRE PERIODIC TOP DIRESSING 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 SHORTCUITING 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 CITY OF ROCKWALL **ENTRANCE**

LENGTH AS SHOWN ON PLANS GRADE TO PREVENT RUNOFF FROM LEAVING SITE

NIS

SILT FENCE GENERAL NOTES:

ONE FOOT.

MATERIAL.

SIX (6") INCHES MINIMUM.

SILT FENCE

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

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 TRENCH

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

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.

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

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

MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION. 8. FILTER STONE SHALL BE WRAPPED IN FILTER FABRIC AND BURIED

INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP

REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS

PROFILE VIEW

LENGTH AS SHOWN ON PLANS GRADE TO DRAIN AWAY FROM STABILIZATION AND STREET PAVED SURFACE DRAINAGE MUST FLOW AWAY FROM ENTRANCE

PLAN VIEW_

N.T.S.

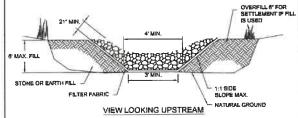
Note: No crushed concrete or recycled

ENTRANCE

EXISTING GRADE

STABILIZED CONSTRUCTION CITY OF ROCKWALL

Mar. 2018



6" MAX. 6" MAX. EXCAVATION IF NECESSARY. FOR STORAGE 2' MIN.

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

SECTION

STONE OUTLET **20** SEDIMENT TRAP

CITY OF ROCKWALL 202.12 *

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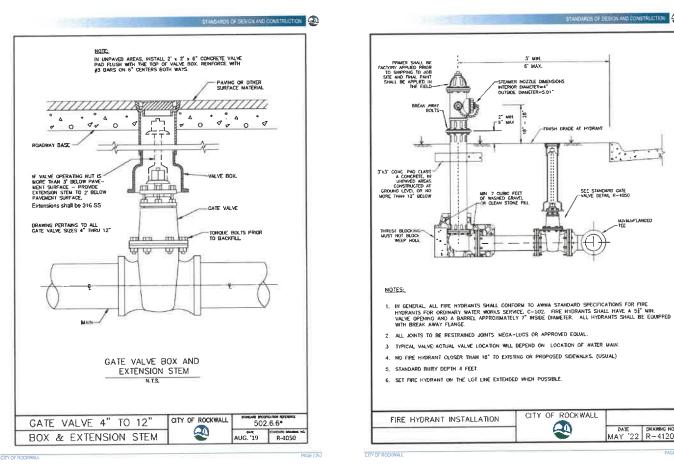
Page 252

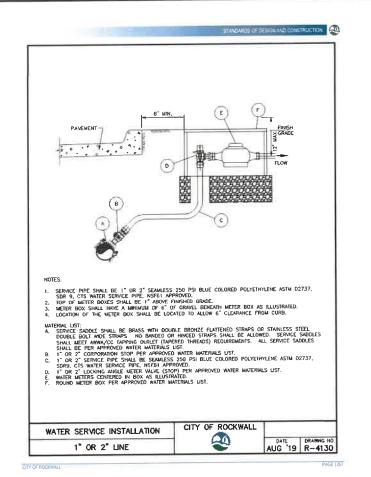
Page 253

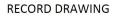
202.11*











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