To the best of our knowledge Johnson Volk Consulting, 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

1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS AND NCTCOG 5TH EDITION.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
3. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
7. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
11. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR 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 OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
14. CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
15. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
16. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
19. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
20. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

# CONSTRUCTION PLANS FOR AMENITY CENTER FACILITY

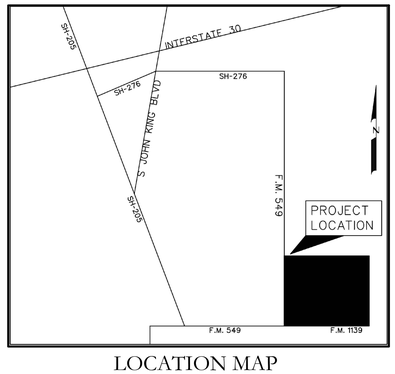
## ~HOMESTEAD SUBDIVISION, PHASE 1 - BLOCK F, LOT 9~

3200 FISHER RD, ROCKWALL, 75032

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

AS-BUILT PLANS: April 21, 2026




LOCATION MAP
NOT TO SCALE

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## GENERAL LANDSCAPE NOTES:

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM FIVE FEET (5') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET/ BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

BEING 1.600 ACRES OUT OF THE
J.A. RAMSEY SURVEY
ABSTRACT NO. 186 IN THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
LOT 9 BLOCK F
PROPOSED START DATE OF CONSTRUCTION APRIL 2024.

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.

**BENCHMARK**
**ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LN. AND DIAMOND WAY DR. +1' NORTH OF CURB LINE IN CENTER OF CURVE.**
**ELEV.=600.48**


**OWNER / DEVELOPER:**
**SHADDOCK HOMES, INC**
**2400 DALLAS PARKWAY, SUITE 460**
**MCKINNEY, TEXAS 75093**
**CONTACT: LORA ERDMAN**
**PHONE: 972-526-7645**
**EMAIL: LORAERDMAN@SHADDOCKHOMES.COM**

**CIVIL ENGINEER:**
**CORWIN ENGINEERING, INC**
**200 W. BELMONT, SUITE E**
**ALLEN, TEXAS 75013**
**PH. 972-396-1200**
**CONTACT: WARREN CORWIN**
**EMAIL: WCORWIN@CORWINENGINEERING.COM**

**LANDSCAPE ARCHITECT/CIVIL ENGINEER:**
**JOHNSON VOLK CONSULTING**
**704 CENTRAL PARKWAY EAST, SUITE 1200**
**PLANO, TEXAS 75074**
**PH. (972) 201-3100**
**CONTACT: CODY JOHNSON, RLA, ASLA, LI**
**EMAIL: CODY.JOHNSON@JOHNSONVOLK.COM**

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


CITY CASE NUMBER E2024-006, SP2023-046 - HOMESTEAD AMENITY CENTER

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS *10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FINAL PLAT
OF
# HOMESTEAD PHASE I
LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-16, BLOCK F
LOTS 1-27, BLOCK G
LOTS 1-30, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
LOTS 1-3. BLOCK K
TOTAL ACRES 129.453
TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12
CITY PARK LOT 1
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

SCALE: 1" = 100'

TEXAS SURVEY
DOC. NO. 20170000021846
O.P.R.R.C.T.

CITY OF ROCKWALL GRID SYSTEM COORDINATES

| X | Y |
|---|---|
| 2607530.387 | 7012611.969 |

ELEV = 555.50

POINT OF BEGINNING

N88° 26'14"E 1360.23'

N00° 54'51"W 117.73'

5/8" IRF

LOT 1 BLOCK H
OPEN SPACE/DRAINAGE EASMENT
4.275 ACRES

N88° 05'09"E 29.97'

F.M. 549
(VARIABLE R.O.W.)

N00° 56'00"W 1098.65'

NORTH TEXAS MUNICIPAL WATER DISTRICT

MAVERICK LANE (50' R.O.W.)
N89° 05'02"E 785.08'

S00° 54'58"E 366.10'

FISHER ROAD (50' R.O.W.)

Δ= 09°51'55"
R= 545.00'
L= 93.84'
C= 93.72'
B= S04°00'59"W

LOT 28 BLOCK G
OPEN SPACE
0.366 AC.

HARDIN BOULEVARD (50' R.O.W.)
N89° 05'02"E 892.27'

LOT 9 BLOCK F
OPEN SPACE
1.600 AC.

N89° 05'02"E 386.80'
THOMPSON STREET (50' R.O.W.)
N89° 05'02"E 292.63'

S00° 54'58"E 50.00'

BEN DRIVE (50' R.O.W.)

OPEN SPACE LOT 1 BLOCK D
2.515 AC.

FISHER ROAD (50' R.O.W.)
N89° 05'02"E 634.60'

BEXAR STREET (50' R.O.W.)
N89° 05'02"E 634.18'

HOMESTEAD BOULEVARD (50' R.O.W.)

LOT 23 BLOCK D
OPEN SPACE
0.546 AC.

SEGUIN STREET (50' R.O.W.)

Δ= 62°22'28"
R= 1125.00'
L= 1224.72'
C= 1165.13'
B= S37°09'47"W

MATCHLINE SHEET 2 OF 6

MATCHLINE SHEET 2 OF 6

S20° 07'18"E 85.80'

N00° 45'51"W 50.21'

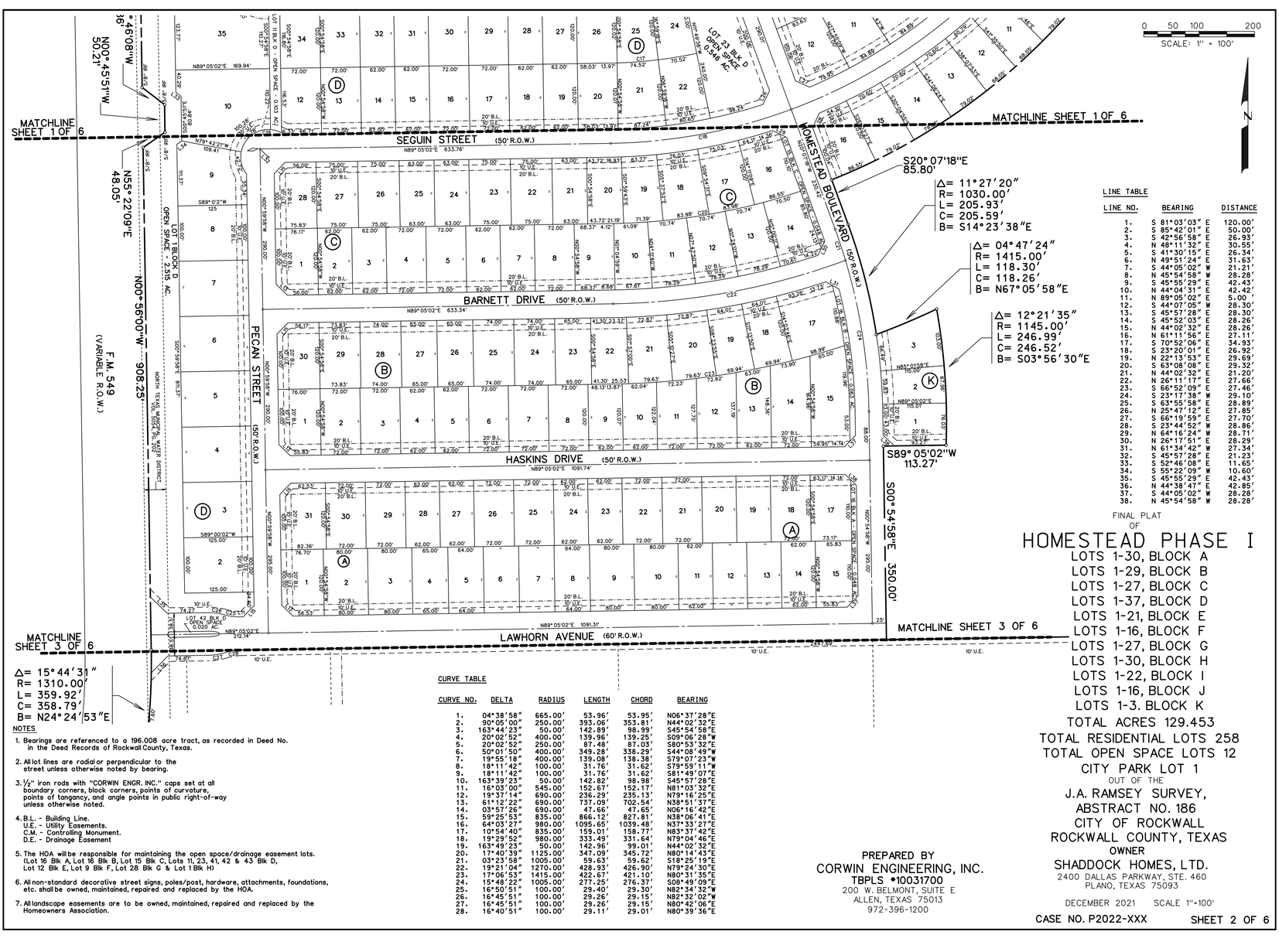
N52° 46'08"W 50.86'

N78° 42'27"W 109.41'

CORWIN JOB *21048

LOCATION MAP
N.T.S.

SHEET 1 OF 6



MATCHLINE SHEET 1 OF 6

MATCHLINE SHEET 1 OF 6

SEGUIN STREET (50' R.O.W.)

HOMESTEAD BOULEVARD (50' R.O.W.)

S20° 07'18"E 85.80'

Δ= 11°27'20"
R= 1030.00'
L= 205.93'
C= 205.59'
B= S14°23'38"E

Δ= 04°47'24"
R= 1415.00'
L= 118.30'
C= 118.26'
B= N67°05'58"E

Δ= 12°21'35"
R= 1145.00'
L= 246.99'
C= 246.52'
B= S03°56'30"E

BARNETT DRIVE (50' R.O.W.)

PECAN STREET (50' R.O.W.)

OPEN SPACE LOT 1 BLOCK D
2.515 AC.

F.M. 549
(VARIABLE R.O.W.)

NORTH TEXAS MUNICIPAL WATER DISTRICT

HASKINS DRIVE (50' R.O.W.)

S89° 05'02"W 113.27'

S00° 54'58"E 350.00'

MATCHLINE SHEET 3 OF 6

LAWHORN AVENUE (60' R.O.W.)

MATCHLINE SHEET 3 OF 6

Δ= 15°44'31"
R= 1310.00'
L= 359.92'
C= 358.79'
B= N24°24'53"E

N00° 45'51"W 50.21'

N00° 46'08"W 16.00'

N55° 22'09"E 48.05'

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|---|---|---|
| 1. | S 81°03'03" E | 120.00' |
| 2. | S 85°42'01" E | 50.00' |
| 3. | S 42°56'58" E | 26.93' |
| 4. | S 48°11'32" E | 30.55' |
| 5. | S 41°30'15" E | 26.34' |
| 6. | N 49°51'24" E | 31.63' |
| 7. | S 44°05'02" W | 21.21' |
| 8. | N 45°54'58" W | 28.28' |
| 9. | S 45°55'29" E | 42.43' |
| 10. | N 44°04'31" E | 42.42' |
| 11. | N 89°05'02" E | 5.00' |
| 12. | S 44°07'05" W | 28.30' |
| 13. | S 45°57'28" E | 28.30' |
| 14. | S 45°52'03" E | 28.26' |
| 15. | N 44°02'32" E | 28.26' |
| 16. | N 61°11'56" E | 27.11' |
| 17. | S 70°52'06" E | 34.93' |
| 18. | S 23°20'01" E | 26.92' |
| 19. | N 22°13'53" E | 29.69' |
| 20. | S 63°08'08" E | 29.32' |
| 21. | N 44°02'32" E | 21.20' |
| 22. | N 26°11'17" E | 27.66' |
| 23. | S 66°52'09" E | 27.46' |
| 24. | S 23°17'38" W | 29.10' |
| 25. | S 63°55'58" E | 28.89' |
| 26. | S 25°47'12" E | 27.85' |
| 27. | S 66°19'59" E | 27.70' |
| 28. | S 23°44'52" W | 28.86' |
| 29. | N 64°16'24" W | 28.71' |
| 30. | N 26°17'51" E | 28.29' |
| 31. | N 61°34'42" W | 27.34' |
| 32. | S 45°57'28" E | 21.23' |
| 33. | S 52°46'08" E | 11.65' |
| 34. | S 55°22'09" W | 10.60' |
| 35. | S 45°55'29" E | 42.43' |
| 36. | N 44°38'47" E | 42.85' |
| 37. | S 44°05'02" W | 28.28' |
| 38. | N 45°54'58" W | 28.28' |

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|---|---|---|---|---|---|
| 1. | 04°38'58" | 665.00' | 53.96' | 53.95' | N06°37'28"E |
| 2. | 90°05'00" | 250.00' | 393.06' | 353.81' | N44°02'32"E |
| 3. | 163°44'23" | 50.00' | 142.89' | 98.99' | S45°54'58"E |
| 4. | 20°02'52" | 400.00' | 139.96' | 139.25' | S09°06'28"W |
| 5. | 20°02'52" | 250.00' | 87.48' | 87.03' | S80°53'32"E |
| 6. | 50°01'50" | 400.00' | 349.28' | 338.29' | S44°08'49"W |
| 7. | 19°55'18" | 400.00' | 139.08' | 138.38' | S79°07'23"W |
| 8. | 18°11'42" | 100.00' | 31.76' | 31.62' | S79°59'11"W |
| 9. | 18°11'42" | 100.00' | 31.76' | 31.62' | S81°49'07"E |
| 10. | 163°39'23" | 50.00' | 142.82' | 98.98' | S45°57'28"E |
| 11. | 16°03'00" | 545.00' | 152.67' | 152.17' | N81°03'32"E |
| 12. | 19°37'14" | 690.00' | 236.29' | 235.13' | N79°16'25"E |
| 13. | 61°12'22" | 690.00' | 737.09' | 702.54' | N38°51'37"E |
| 14. | 03°57'26" | 690.00' | 47.66' | 47.65' | N06°16'42"E |
| 15. | 29°25'53" | 835.00' | 866.12' | 827.81' | N36°06'41"E |
| 16. | 64°03'27" | 980.00' | 1095.65' | 1039.48' | N37°33'27"E |
| 17. | 10°54'40" | 835.00' | 159.01' | 158.77' | N83°37'42"E |
| 18. | 19°29'52" | 980.00' | 333.49' | 331.64' | N79°04'46"E |
| 19. | 163°49'23" | 50.00' | 142.96' | 99.01' | N44°02'32"E |
| 20. | 163°39'23" | 1125.00' | 347.09' | 345.72' | N80°14'43"E |
| 21. | 03°23'58" | 1005.00' | 59.63' | 59.62' | S18°25'19"E |
| 22. | 19°21'04" | 1270.00' | 428.93' | 426.90' | N79°24'30"E |
| 23. | 17°06'53" | 1415.00' | 422.67' | 421.10' | N80°51'35"E |
| 24. | 15°48'22" | 1005.00' | 277.25' | 276.37' | S08°49'09"E |
| 25. | 16°50'51" | 100.00' | 29.40' | 29.30' | N82°34'32"W |
| 26. | 16°45'51" | 100.00' | 29.26' | 29.15' | N82°32'02"W |
| 27. | 16°45'51" | 100.00' | 29.26' | 29.15' | N80°42'06"E |
| 28. | 16°40'51" | 100.00' | 29.11' | 29.01' | N80°39'36"E |

NOTES

1. Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 16 Blk A, Lot 16 Blk B, Lot 15 Blk C, Lots 11, 23, 41, 42 & 43 Blk D, Lot 12 Blk E, Lot 9 Blk F, Lot 28 Blk G & Lot 1 Blk H)
6. All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

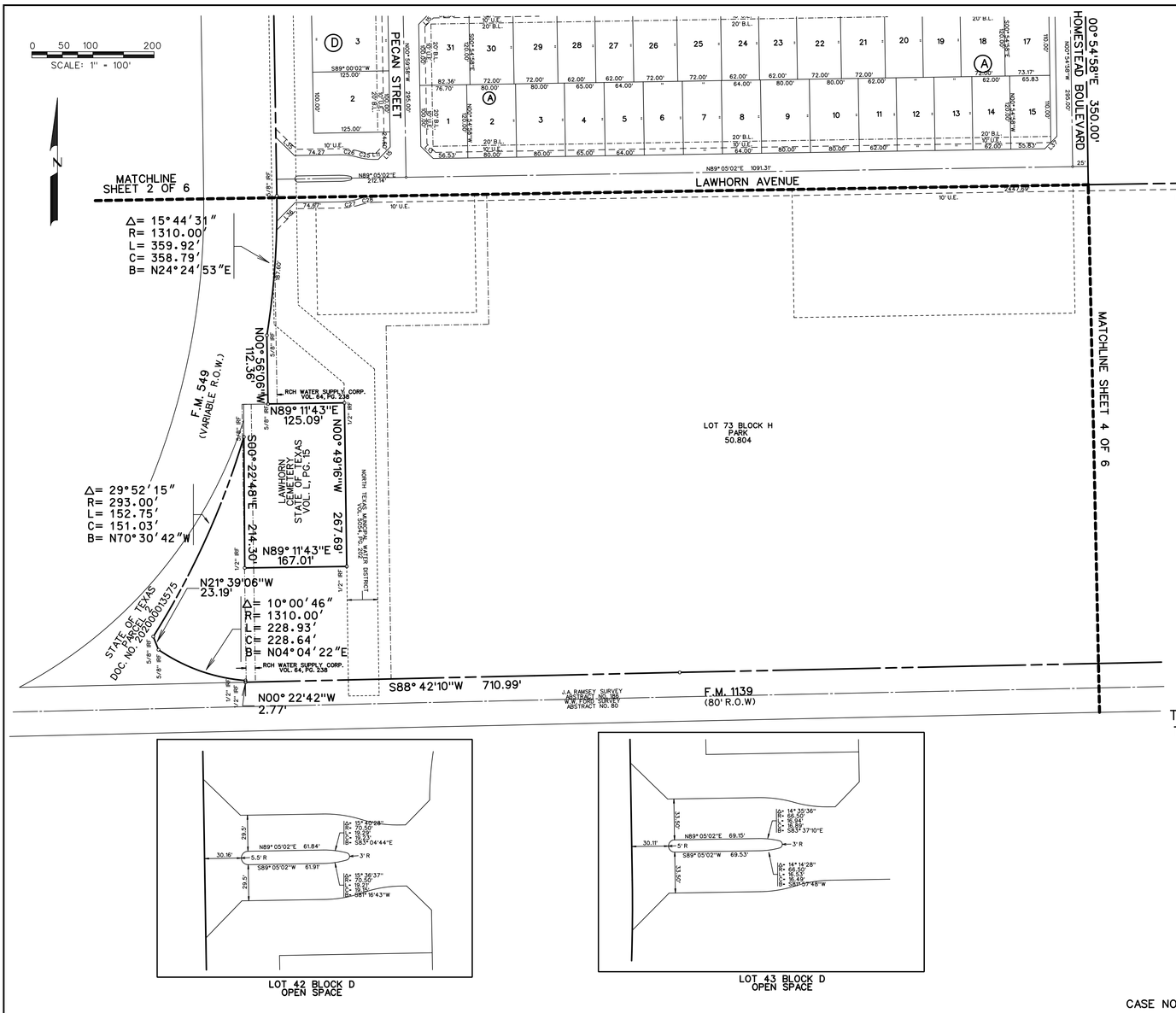
PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS *10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FINAL PLAT
OF
HOMESTEAD PHASE I
LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-16, BLOCK F
LOTS 1-27, BLOCK G
LOTS 1-30, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-16, BLOCK J
LOTS 1-3. BLOCK K
TOTAL ACRES 129.453
TOTAL RESIDENTIAL LOTS 258
TOTAL OPEN SPACE LOTS 12
CITY PARK LOT 1
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

DECEMBER 2021 SCALE 1"=100'

CASE NO. P2022-XXX

SHEET 2 OF 6




FINAL PLAT
OF
# HOMESTEAD PHASE I

LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
LOTS 1-27, BLOCK C
LOTS 1-37, BLOCK D
LOTS 1-21, BLOCK E
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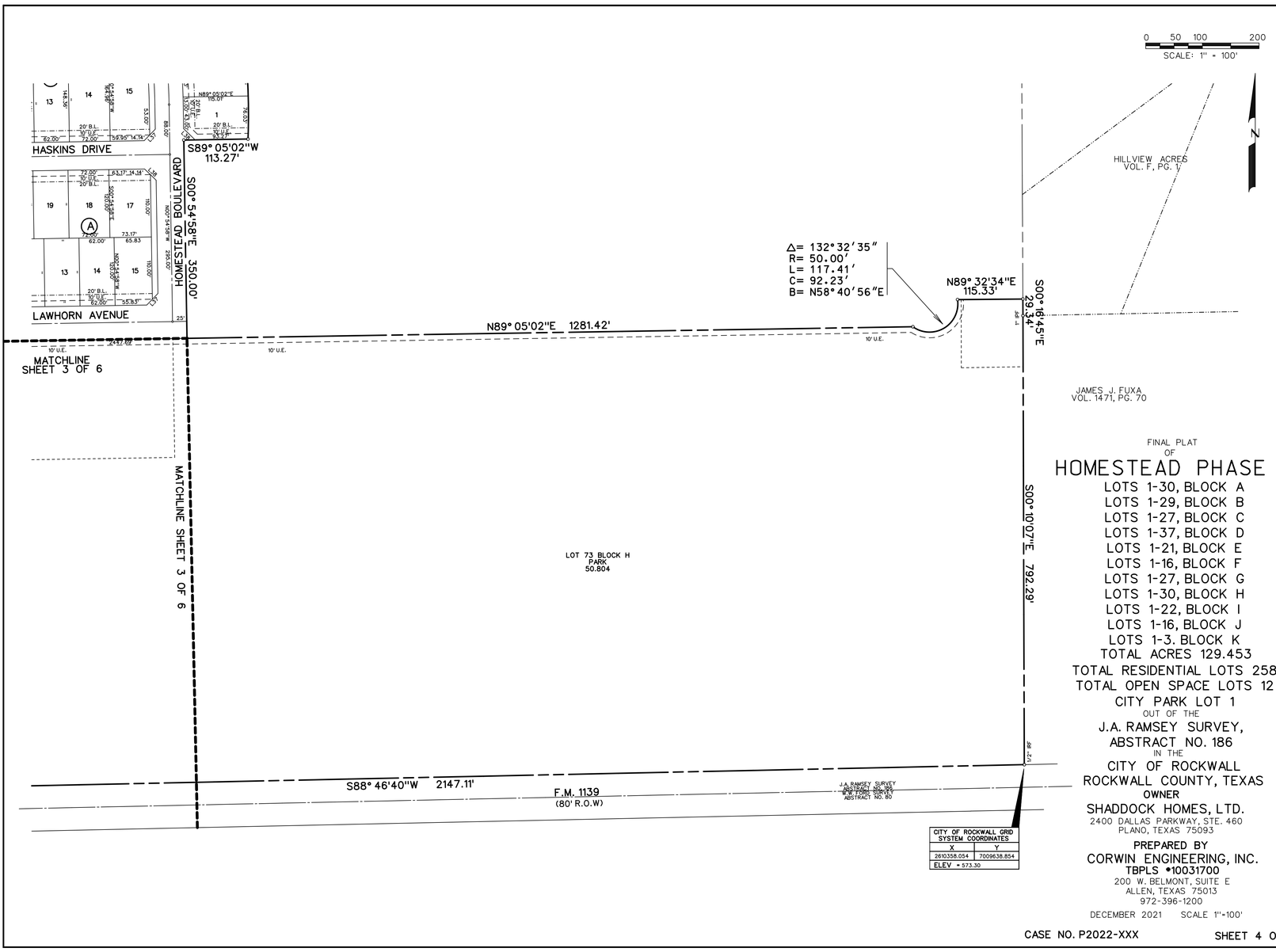
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DECEMBER 2021 SCALE 1"=100'

CASE NO. P2022-XXX

SHEET 3 OF 6




FINAL PLAT
OF
# HOMESTEAD PHASE I

LOTS 1-30, BLOCK A
LOTS 1-29, BLOCK B
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SHEET 4 OF 6

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, being part of a 196.008 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the most northerly northwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.);

THENCE, North 88° 26'14" East, along the north line of said 196.008 acre tract, for a distance of 1360.23 feet, to a 5/8 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, departing said north line, for a distance of 366.10 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 545.00 feet, a central angle of 09° 51'55";

THENCE, along said curve to the right for an arc distance of 93.84 feet (Chord Bearing South 04° 00'59" West 93.72 feet), to a 1/2inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 81° 03'03" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 665.00 feet, a central angle of 04° 38'58";

THENCE, along said curve to the left for an arc distance of 53.96 feet (Chord Bearing North 06° 37 5/32 28 3/32 East 53.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 85° 42'01" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 42° 56'58" East, for a distance of 26.93 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 05'02" East, for a distance of 386.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 1125.00 feet, a central angle of 62° 22'28";

THENCE, along said curve to the right for an arc distance of 1224.72 feet (Chord Bearing South 37° 09'47" West 1165.13 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 20° 07'18" East, for a distance of 85.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 1030.00 feet, a central angle of 11° 27'20";

THENCE, along said curve to the left having a radius of 205.93 feet (Chord Bearing South 14° 23'38" East 205.59 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." on a non-tangent curve to the left, having a radius of 1415.00 feet, a central angle of 04° 47'24";

THENCE, along said curve to the left for an arc distance of 118.30 feet (Chord Bearing North 67° 05'58" East 118.26 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 1145.00 feet, a central angle of 12° 21'35";

THENCE, along said curve to the right for an arc distance of 246.99 feet (Chord Bearing South 03° 56'30" East 246.52 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 05'02" West, for a distance of 113.27 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 350.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 05'02" East, for a distance of 1281.42 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 132° 32'35";

THENCE, along said curve to the left for an arc distance of 117.41 feet (Chord Bearing North 58° 40'56" East 92.23 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 32'34" East, for a distance of 115.33 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 196.008 acre tract and being in the west line of Hillview Acres, an addition to the City of Rockwall, as described in Vol. F, Pg. 1, in the Plat Records of Rockwall County, Texas;

THENCE, South 00° 16'45" East, along the east line of said 196.008 acre tract and the west line of said Hillview Acres, for a distance of 29.34 feet, to a 1 inch iron pipe found at the southwest corner of said Hillview Acres and being the northwest corner of a tract of land in Deed to James J Fuxa tract, as described in Vol. 1471, Pg. 70 in said Deed Records;

THENCE, South 00° 10'07" East, continuing along said east line and with the west line of said James J. Fuxa tract, for a distance of 792.29 feet, to a 1/2 inch iron rod found at the southeast corner of said 196.008 acre tract and being the southwest corner of said James J. Fuxa tract same being in the north line of F.M. 1139 (80' R.O.W.);

THENCE, South 88° 46'40" West, along the south line of said 196.008 acre tract and with the north line of said F.M. 1139, for a distance of 2147.11 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 22'42" West, continuing along said lines, for a distance of 2.77 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 1310.00 feet, a central angle of 10° 00'46";

THENCE, continuing along said lines with said curve to the right for an arc distance of 228.93 feet (Chord Bearing North 04° 04'22" East 228.64 feet), to a 5/8 inch iron rod found;

THENCE, North 21° 39'06" West, departing the north line of said F.M. 1139 and continuing along said south line, for a distance of 23.19 feet, to a 5/8 inch iron rod at the most westerly southwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.) same being on a non-tangent curve to the left, having a radius of 293.00 feet, a central angle of 29° 52'15";

THENCE, along the east line of said F.M. 549 and with the west line of said 196.008 acre tract with said curve to the left for an arc distance of 152.75 feet (Chord Bearing North 70° 30'42" West 151.03 feet), to a 5/8 inch iron rod found in the west line of Lawhorn Cemetery, as recorded in Vol. L, Pg. 15, in the Deed Records of Rockwall County, Texas;

THENCE, South 00° 22'48" East, departing the east line of said F.M. 549 and with the west line of said 196.008 acre tract, for a distance of 214.30 feet, to a 1/2 inch iron rod found at the southwest corner of said Lawhorn Cemetery;

THENCE, North 89° 11'43" East, along the south line of said Lawhorn Cemetery and with said west line, for a distance of 167.01 feet, to a 1/2 inch iron rod found at the southeast corner of said Lawhorn Cemetery;

THENCE, North 00° 49'16" West, along the east line of said Lawhorn Cemetery and continuing with said west line, for a distance of 267.69 feet, to a 1/2 inch iron rod found at the northeast corner of said Lawhorn Cemetery;

THENCE, South 89° 11'43" West, along the north line of said Lawhorn Cemetery and continuing with said west line, for a distance of 125.09 feet, to a 5/8 inch rod found in the east line of said F.M. 549;

THENCE, North 00° 56'06" West, departing the north line of said Lawhorn Cemetery and continuing with said west line being with the east line of said F.M. 549, for a distance of 112.36 feet, to 5/8 inch iron rod found on a curve to the left, having a radius of 1310.00 feet, a central angle of 15° 44'31";

THENCE, continuing along said east and west lines with said curve to the left for an arc distance of 359.92 feet (Chord Bearing North 24° 24'53" East 358.79 feet), to a 5/8 inch iron rod found at the point of tangency;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 908.25 feet, to a 5/8 inch iron rod found;

THENCE, North 55° 22'09" East, continuing along said lines, for a distance of 48.05 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 45'51" West, continuing along said lines, for a distance of 50.21 feet, to a 5/8 inch iron rod found;

THENCE, North 52° 46'08" West, continuing along said lines, for a distance of 50.86 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 1098.65 feet, to a 5/8 inch iron rod found;

THENCE, North 89° 05'09" East, continuing along said lines, for a distance of 29.97 feet, to a 5/8 inch iron rod found;

THENE, North 00° 54'51" West, continuing along said lines, for a distance of 117.73 feet, to the POINT OF BEGINNING and containing 129.453 acres of land.

FINAL PLAT
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OUT OF THE
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ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
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OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owners of the land shown on this plat, and designated herein as the HOMESTEAD PHASE I, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the NELSON LAKES ESTATES, subdivision have been notified and signed this plat.

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. 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 their 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. The detention drainage system is to be maintained, repaired and owend by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

7. 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 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 for the same out of the escrow deposit, should the developer and/or owner fail or 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 time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's 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; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

SHADDOCK HOMES, LTD.

_____

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared_____,
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 upon my hand and seal of office this_____day of_____, 2022.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

NOTE: It shall be the policy 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 plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of_____, 2022.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of_____, 2022.

_____
Notary Public in and for the State of Texas

_____ _____
Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2022.

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

WITNESS OUR HANDS, this_____day of_____, 2022.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

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To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

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## 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. 972-771-7730. 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.. Consheild 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**

385 S. Goliad
Rockwall, Texas 75087

P (972) 771-7746
F (972) 771-7748

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

## 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.”

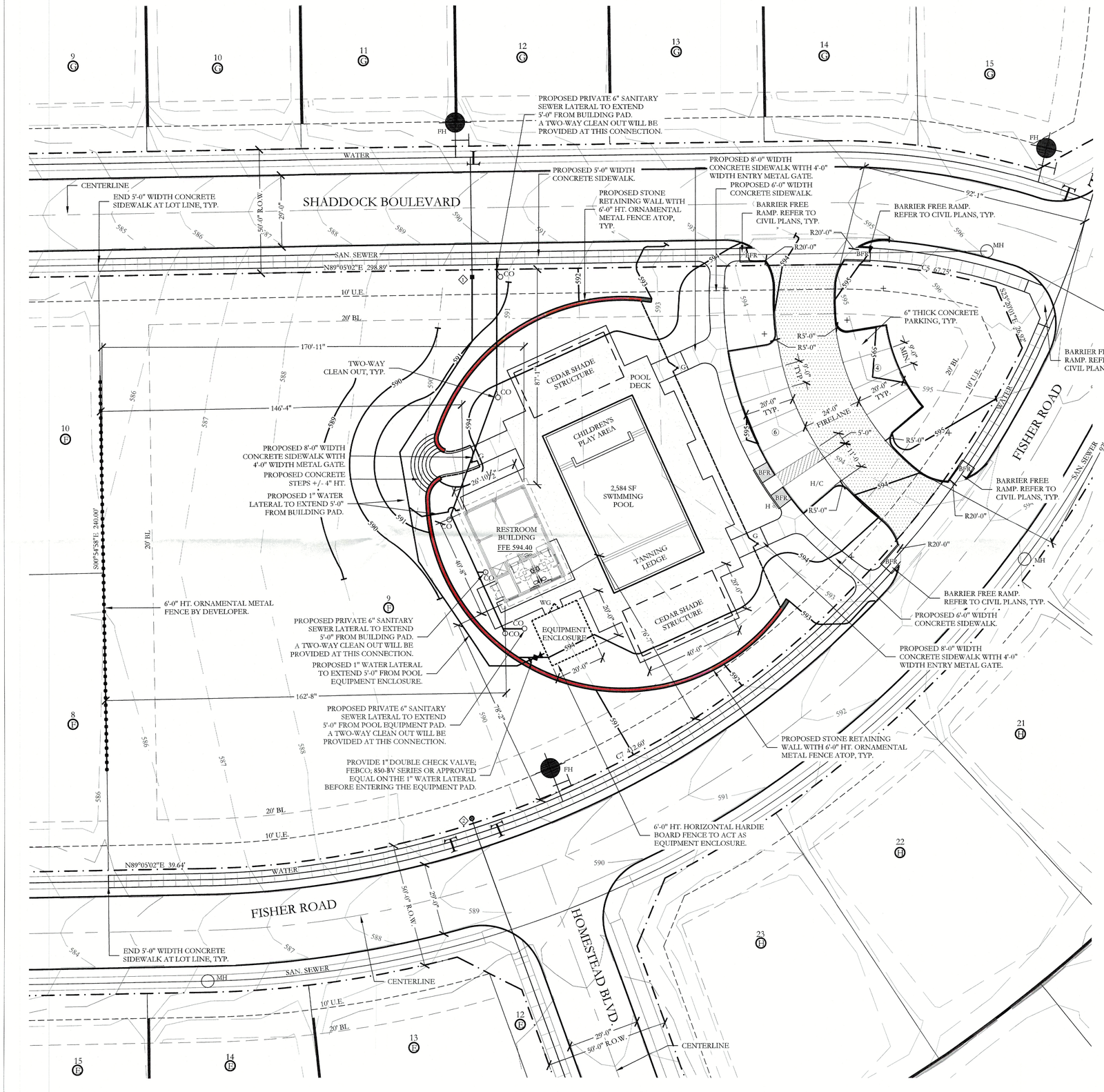
**GENERAL CONSTRUCTION NOTES**
**Sheet 2 of 2**
October 2020

**CITY OF ROCKWALL**
**ENGINEERING DEPARTMENT**

385 S. Goliad
Rockwall, Texas 75087

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## LEGEND

- ④ PROPOSED PARKING COUNT
- H/C PROPOSED HANDICAP PARKING SPACE
- BFR PROPOSED BARRIER FREE RAMP
- FH EXISTING FIRE HYDRANT
- MH EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER MAIN W/ VALVE
- EXISTING SANITARY SEWER
- RIGHT-OF-WAY
- 593 EXISTING CONTOUR INTERVAL
- 592 PROPOSED CONTOUR INTERVAL
- FFE 594.40 FINISHED FLOOR ELEVATION
- ① PROPOSED 1.5" DOMESTIC WATER METER
- ② PROPOSED 1.5" IRRIGATION WATER METER
- H HANDICAP PARKING SIGN
- PROPOSED STONE RETAINING WALL
- ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
- ORNAMENTAL METAL FENCE ATOP RETAINING WALL (6'-0" HT. AROUND SWIMMING POOL AREA)
- G 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
- WG 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
- 6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
- ORNAMENTAL METAL FENCE ALONG PROPERTY LINE.
- FIRELANE PAVING PER CITY STANDARD DETAILS

## WATER METER SCHEDULE

| METER ID NUMBER | WATER SERVICE SIZE | WATER METER SIZE | METER DOM. | METER IRR. | SAN. SERVICE SIZE |
|---|---|---|---|---|---|
| | | | | | |
| ① | 1.5" | 1.5" | X | | 6" |
| ② | 1.5" | 1.5" | | X | |

## SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
- ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.
- STANDARD PARKING SPACES SHALL BE A MINIMUM OF 9'-0" WIDTH x 20'-0" LENGTH.
- THE PERIMETER FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
- ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

NOTE: RETAINING WALLS OVER 3' IN HEIGHT WILL NEED TO BE ENGINEERED AND A RETAINING WALL PERMIT APPLICATION SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW.

## SITE INFORMATION

SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 1.60 ACRES
69,696.00 SQ. FT.

BUILDING AREA: 1,092.73 SQUARE FEET
BUILDING HEIGHT: 22'-7" (1 STORY)

FLOOR TO AREA: 0.0156:1 [1,092.73/69,696.00]
LOT COVERAGE: 1.56%

PARKING REQUIRED: 1 PER 250 SF. OF ASSEMBLY SPACE
1,092.73/250=4.37
5 REQUIRED SPACES
PARKING PROVIDED: 10 TOTAL, (WITH 1 HANDICAP)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 16,759.40 SF
PROPOSED IMPERVIOUS RATIO: 0.2404 OR 24.04%
INTERIOR LANDSCAPE PROVIDED: 52,936.60 SF

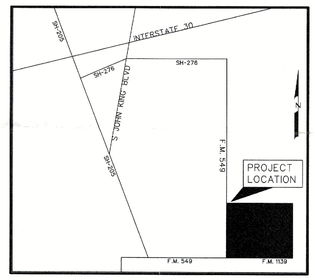
POOL DECK SURFACE: 5,524.59 SF

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 12 day of December, 2023.

WITNESS OUR HANDS, this 12 day of December, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning




LOCATION MAP
NOT TO SCALE

N

20 10 0 20
SCALE 1" = 20'

# SITE PLAN
# HOMESTEAD, PHASE 1
# LOT 9, BLOCK F
# ~AMENITY CENTER~

BEING 1.600 ACRES OUT OF THE
J.A. RAMSEY SURVEY
ABSTRACT NO. 186 IN THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

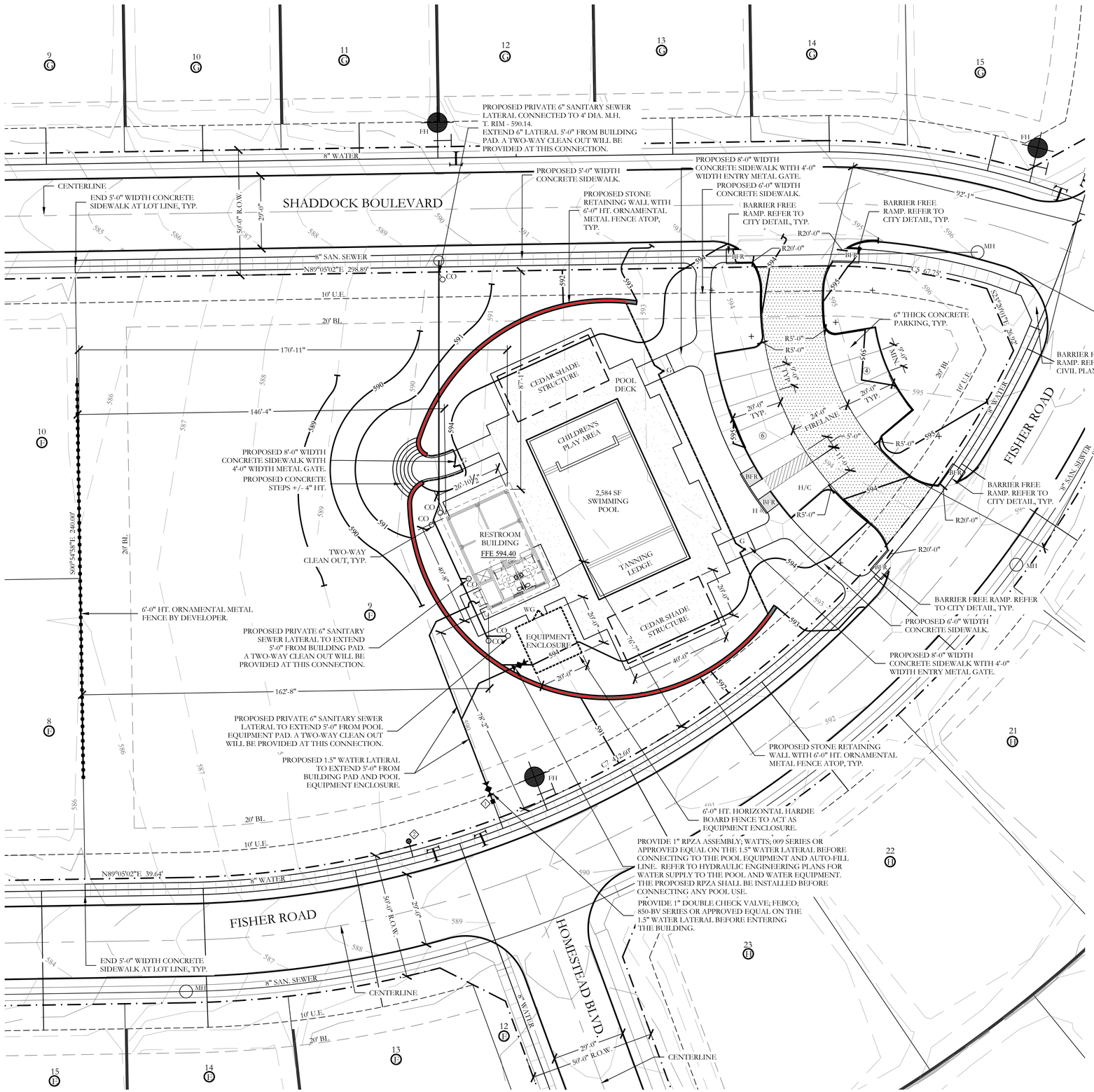
December 05, 2023


**OWNER / DEVELOPER:**
**SHADDOCK HOMES, INC**
**2400 DALLAS PARKWAY, SUITE 460**
**MCKINNEY, TEXAS 75093**
**CONTACT: LORA ERDMAN**

**LANDSCAPE ARCHITECT/CIVIL ENGINEER:**
**JOHNSON VOLK CONSULTING**
**704 CENTRAL PARKWAY EAST, SUITE 1200**
**PLANO, TEXAS 75074**
**PH. 972-201-3100**
**CONTACT: CODY JOHNSON, RLA, ASLA, LI**


CITY CASE NO. SP2023-046

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.




## LEGEND

- ④ — PROPOSED PARKING COUNT
- H/C — PROPOSED HANDICAP PARKING SPACE
- BFR — PROPOSED BARRIER FREE RAMP
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## WATER METER SCHEDULE

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|---|---|---|---|---|---|
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## SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
- ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.
- STANDARD PARKING SPACES SHALL BE A MINIMUM OF 9'-0" WIDTH x 20'-0" LENGTH.
- THE PERIMETER FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
- ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

NOTE: RETAINING WALLS OVER 3' IN HEIGHT WILL NEED TO BE ENGINEERED AND A RETAINING WALL PERMIT APPLICATION SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW.

## SITE INFORMATION

SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 1.60 ACRES
69,696.00 SQ. FT.

BUILDING AREA: 1,092.73 SQUARE FEET
BUILDING HEIGHT: 22'-7" (1 STORY)

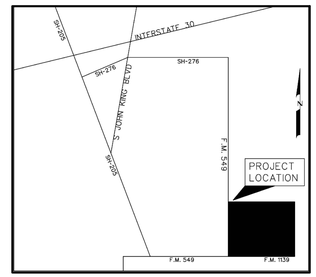
FLOOR TO AREA: 0.0156:1 [1,092.73/69,696.00]
LOT COVERAGE: 1.56%

PARKING REQUIRED: 1 PER 250 SF. OF ASSEMBLY SPACE
1,092.73/250=4.37
5 REQUIRED SPACES
PARKING PROVIDED: 10 TOTAL, (WITH 1 HANDICAP)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 16,759.40 SF
PROPOSED IMPERVIOUS RATIO: 0.2404 OR 24.04%
INTERIOR LANDSCAPE PROVIDED: 52,936.60 SF

POOL DECK SURFACE: 5,524.59 SF




LOCATION MAP
NOT TO SCALE

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20 10 0 20
SCALE 1" = 20'

# SITE PLAN
# HOMESTEAD, PHASE 1
# LOT 9, BLOCK F
# ~AMENITY CENTER~

BEING 1.600 ACRES OUT OF THE
J.A. RAMSEY SURVEY
ABSTRACT NO. 186 IN THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 10, 2024

**OWNER / DEVELOPER:**

**SHADDOCK HOMES, INC**
**2400 DALLAS PARKWAY, SUITE 460**
**MCKINNEY, TEXAS 75093**
**CONTACT: LORA ERDMAN**

**LANDSCAPE ARCHITECT/CIVIL ENGINEER:**

**JOHNSON VOLK CONSULTING**
**704 CENTRAL PARKWAY EAST, SUITE 1200**
**PLANO, TEXAS 75074**
**PH. 972-201-3100**
**CONTACT: CODY JOHNSON, RLA, ASLA, LI**

SP1-E

CITY CASE NO. E2024-006 & SP2023-046

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## LEGEND

- ④ PROPOSED PARKING COUNT
- H/C PROPOSED HANDICAP PARKING SPACE
- BFR PROPOSED BARRIER FREE RAMP
- FH EXISTING FIRE HYDRANT
- MH EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER MAIN W/ VALVE
- EXISTING SANITARY SEWER
- RIGHT-OF-WAY
- 593 EXISTING CONTOUR INTERVAL
- 592 PROPOSED CONTOUR INTERVAL
- FFE 594.40 FINISHED FLOOR ELEVATION
- EXISTING 1" DOMESTIC WATER METER
- EXISTING 1.5" IRRIGATION WATER METER
- H HANDICAP PARKING SIGN
- PROPOSED STONE RETAINING WALL
- ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
- ORNAMENTAL METAL FENCE ATOP RETAINING WALL. (6'-0" HT. AROUND SWIMMING POOL AREA)
- G 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
- WG 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
- 6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
- ORNAMENTAL METAL FENCE ALONG PROPERTY LINE.
- FIRELANE PAVING PER CITY STANDARD DETAILS

## WATER METER SCHEDULE

| METER ID NUMBER | WATER SERVICE SIZE | WATER METER SIZE | METER DOM. | METER IRR. | SAN. SERVICE SIZE |
|---|---|---|---|---|---|
| | | | | | |
| ◇ | 1.5" | 1" | X | | 6" |
| ◇ | 1.5" | 1.5" | | X | |

## UTILITY NOTES

1. SANITARY SEWER LATERAL IS SHOWN ON PLAN TO BE LOCATED WITHIN 5'-0' FROM THE BUILDING PAD. MEP PLANS SHOW THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A TWO-WAY CLEAN OUT WILL BE PROVIDED AT THIS CONNECTION AS WELL AT THE PROPERTY LINE.
2. WATER LATERAL LINE IS SHOWN ON PLAN TO BE LOCATED 5'-0" FROM THE BUILDING PAD. MEP PLANS WILL SHOW THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A CUT-OFF DRAIN VALVE WILL BE PROVIDED INSIDE A WATER CUT-OFF BOX WITH A LOCKABLE COVER AT THIS CONNECTION.

ALL WASTEWATER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT AND INSTALLED BY A LICENSED PLUMBER.

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.

N

20 10 0 20

SCALE 1" = 20'

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

HOMESTEAD
PHASE I - AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY

UTILITY PLAN

REGISTERED LANDSCAPE ARCHITECT CODY L. JOHNSON 2833 STATE OF TEXAS

April 10, 2024

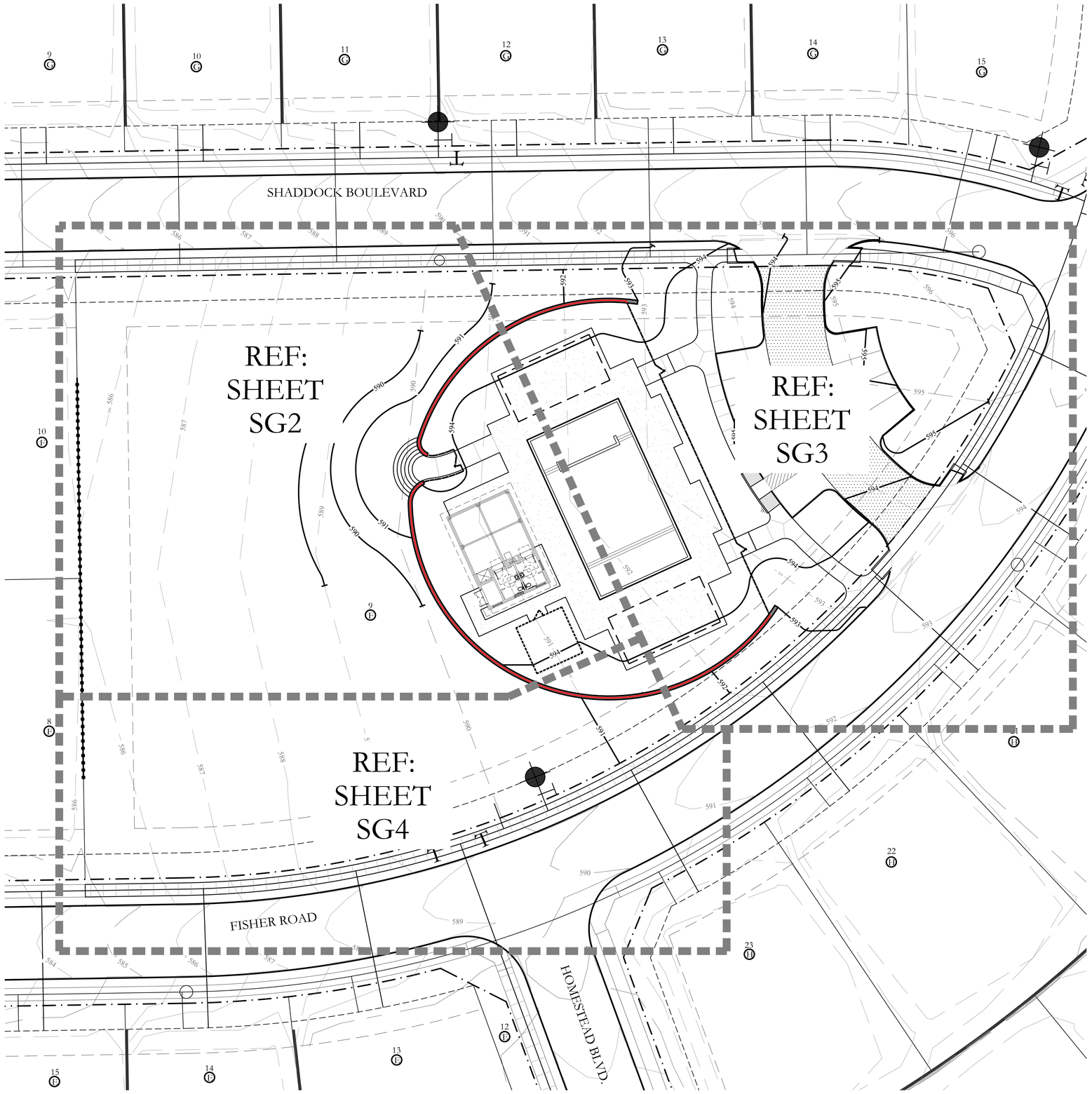
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One Inch
JVC No SHA012A

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CITY CASE NO. F2024-006 & SP2023-046

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## GRADING NOTES

1. TOP SOIL SHALL NOT BE REMOVED FROM RESIDENTIAL LOTS OR USED AS SPOIL, BUT SHALL BE STRIPPED AND REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER ON THE LOTS, PARKWAYS AND MEDIANS. PERMANENT EROSION CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS.
2. TEMPORARY EROSION CONTROL SHALL BE USED TO MINIMIZE THE SPREAD OF SILT AND MUD FROM THE PROJECT ON TO EXISTING STREETS, ALLEYS, DRAINAGEWAYS AND PUBLIC AND PRIVATE PROPERTY. TEMPORARY EROSION CONTROLS MAY INCLUDE SILT FENCES, STRAW BALES, BERMS, DIKES, SWALES, STRIPS OF UNDISTURBED VEGETATION, CHECK DAMS AND OTHER METHODS AS REQUIRED BY THE CITY ADMINISTRATOR OR HIS REPRESENTATIVE AND AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
3. ALL STREET RIGHTS-OF-WAY, REGARDLESS OF SLOPE; ALL FINISHED GRADE SLOPES THAT ARE STEEPER THAN 6:1; AND THE FLOW LINES OF ALL DRAINAGE DITCHES AND SWALES SHALL BE COMPLETELY COVERED WITH EROSION CONTROL MATTING AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
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7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TOPSOIL FOR CONSTRUCTION.
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NOTE: ALL PVC PIPING SHOWN WITHIN BLOCK F, LOT 9 AND ON SG1-SG4 ARE PRIVATE PIPES.

**BENCHMARK**
**ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LN. AND DIAMOND WAY DR. +1' NORTH OF CURB LINE IN CENTER OF CURVE.**
**ELEV.=600.48**

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HOMESTEAD
PHASE I - AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
GRADING AND DRAINAGE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
April 10, 2024

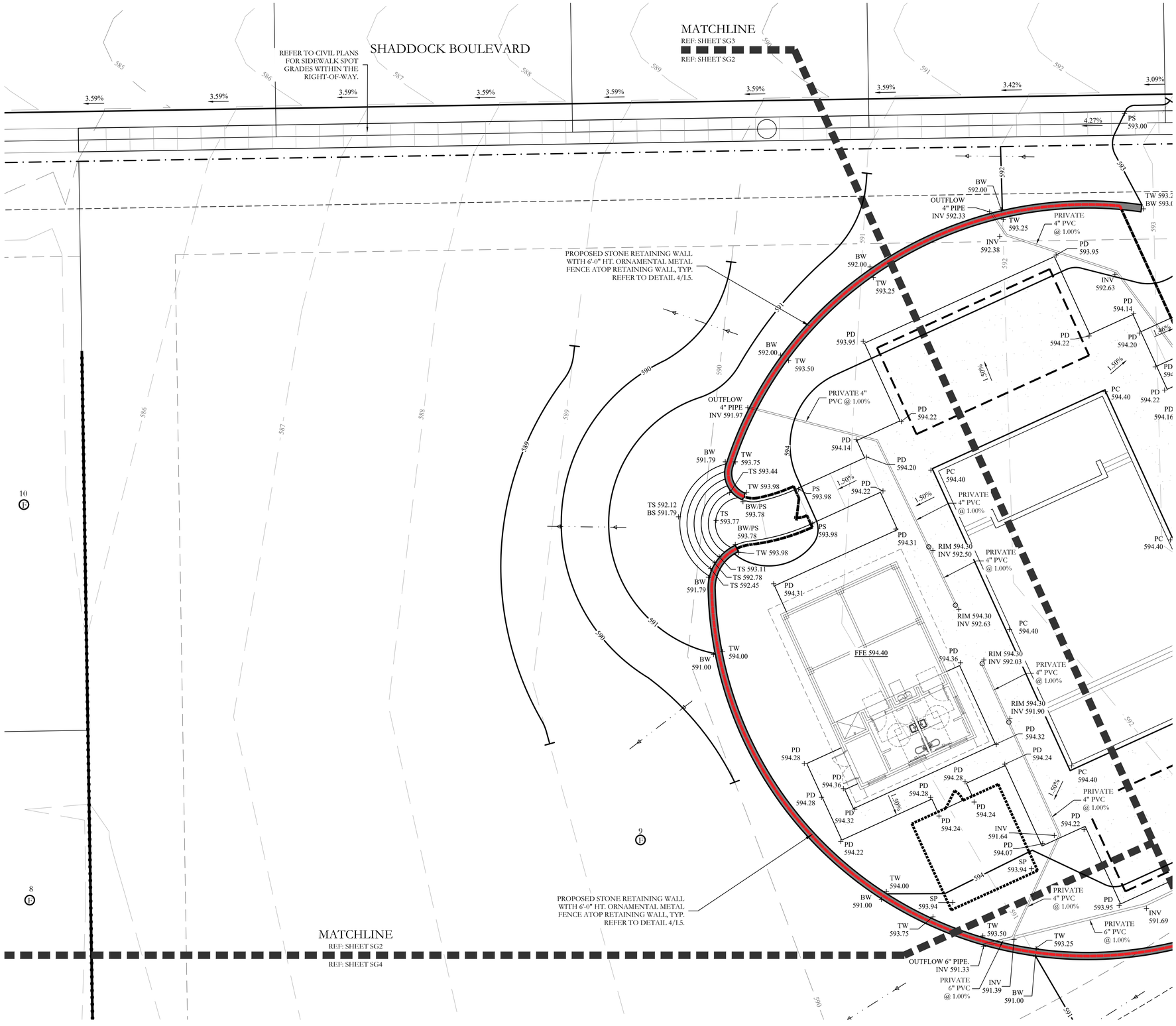
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REFER TO PLANS
One Inch
JVC No SHA012A

SG1 of 5

CITY CASE NO. E2024-006 & SP2023-046

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## GRADING LEGEND

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| SP 102.9 + | PROPOSED SPOT GRADE SPOT ELEVATION |
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| 593 | PROPOSED CONTOUR |
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SCALE 1" = 10'


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HOMESTEAD
PHASE I - AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY

GRADING AND DRAINAGE PLAN

REGISTERED LANDSCAPE ARCHITECT CODY L. JOHNSON 2833 STATE OF TEXAS

April 10, 2024

SCALE: REFER TO PLANS (One Inch)

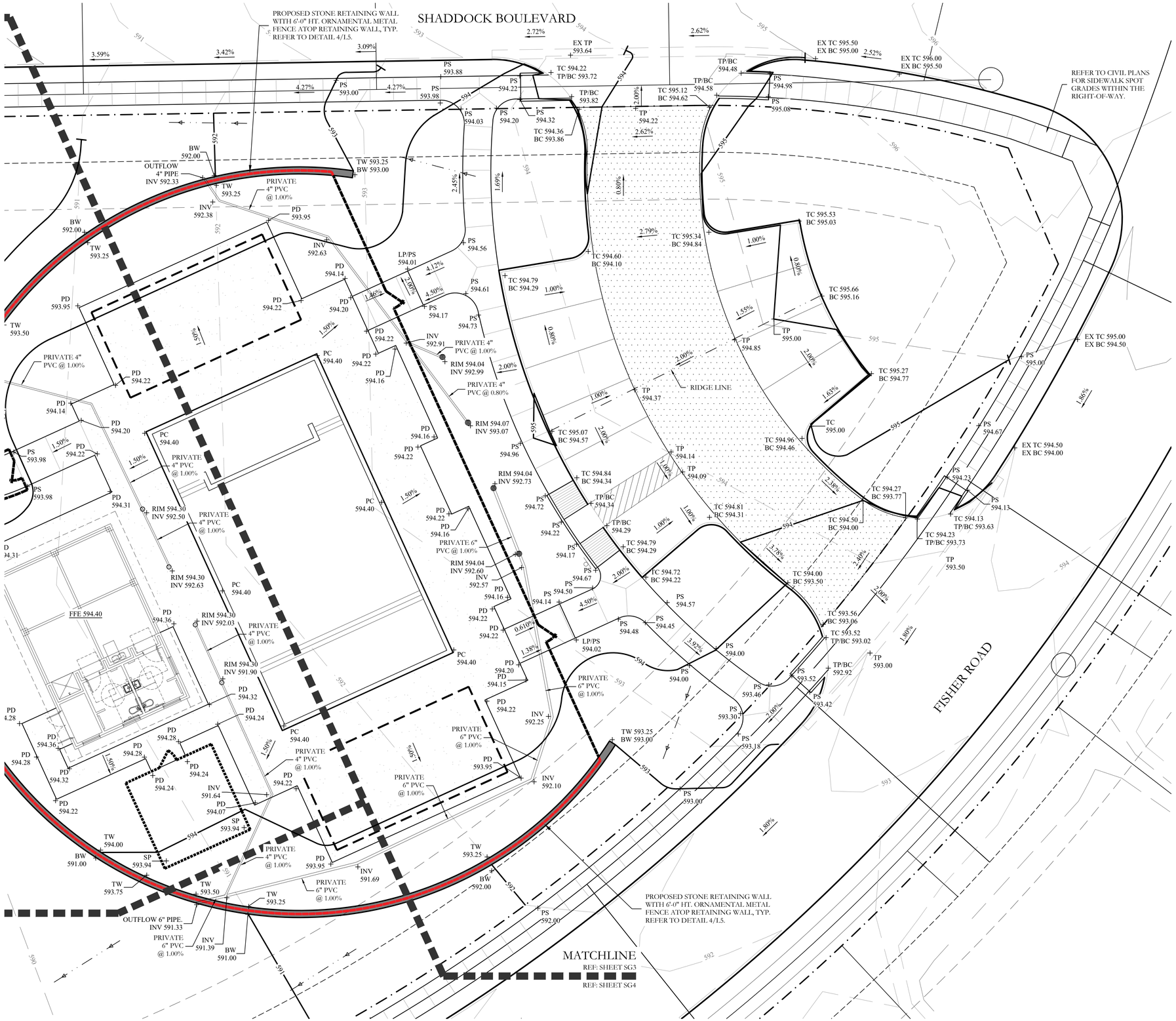
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SG2 of 5

CITY CASE NO. E2024-006 & SP2023-046

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AMENITY CENTER FACILITY
GRADING AND DRAINAGE PLAN

CODY L. JOHNSON — REGISTERED LANDSCAPE ARCHITECT — 2833 — STATE OF TEXAS
April 10, 2024

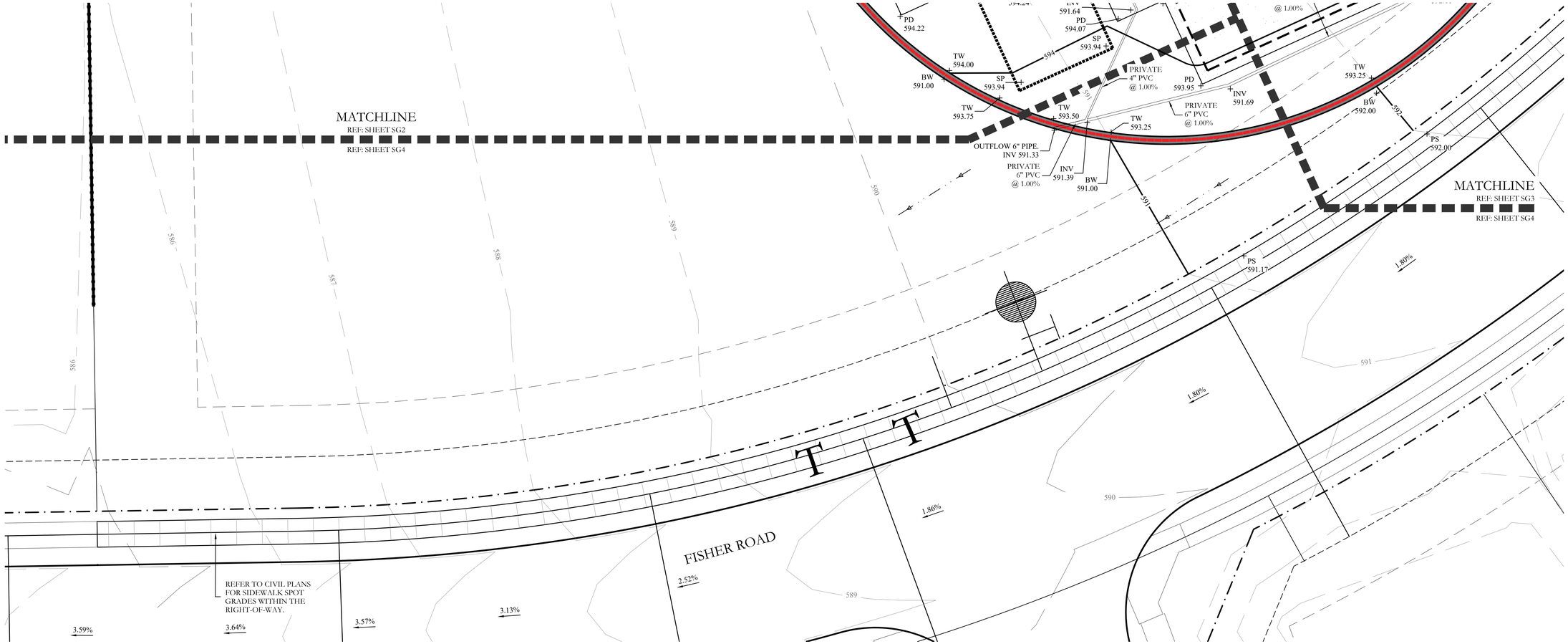
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SG3 of 5

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| | PROPOSED FLOW LINE |
| | PROPOSED STONE RETAINING WALL |
| ⊙ | 6" DIA. SURFACE DRAIN IN POOL DECK SYMBOL N.T.S FOR CLARITY REFER TO DETAIL 1/SG4. |
| ● | 12" DIA. DRAIN INLET. REFER TO DETAIL 2/SG4. |
| | PROPOSED DRAINAGE PVC OR HDPE REFER TO PLAN FOR SIZING |

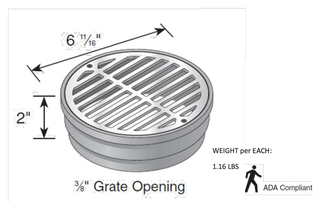
## GRADING NOTES

1. TOP SOIL SHALL NOT BE REMOVED FROM RESIDENTIAL LOTS OR USED AS SPOIL, BUT SHALL BE STRIPPED AND REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER ON THE LOTS, PARKWAYS AND MEDIANS. PERMANENT EROSION CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS.
2. TEMPORARY EROSION CONTROL SHALL BE USED TO MINIMIZE THE SPREAD OF SILT AND MUD FROM THE PROJECT ON TO EXISTING STREETS, ALLEYS, DRAINAGEWAYS AND PUBLIC AND PRIVATE PROPERTY. TEMPORARY EROSION CONTROLS MAY INCLUDE SILT FENCES, STRAW BALES, BERMS, DIKES, SWALES, STRIPS OF UNDISTURBED VEGETATION, CHECK DAMS AND OTHER METHODS AS REQUIRED BY THE CITY ADMINISTRATOR OR HIS REPRESENTATIVE AND AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
3. ALL STREET RIGHTS-OF-WAY, REGARDLESS OF SLOPE; ALL FINISHED GRADE SLOPES THAT ARE STEEPER THAN 6:1; AND THE FLOW LINES OF ALL DRAINAGE DITCHES AND SWALES SHALL BE COMPLETELY COVERED WITH EROSION CONTROL MATTING AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
4. GRASS SHALL BE ESTABLISHED ON THE SLOPES OF ALL DRAINAGE CHANNELS THAT ARE STEEPER THAN 6:1. GRASS SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE TEXAS DEPARTMENT OF TRANSPORTATION.
5. ALL PERMEABLE SURFACES WITHIN THE DEVELOPMENT SHALL BE GRADED TO A SMOOTH AND UNIFORM APPEARANCE THAT CAN BE EASILY MOWED WITH A SMALL RESIDENTIAL RIDING LAWN MOWER.
6. COMPACTING AREA TO BE FILLED: AFTER THE AREA TO BE FILLED IS CLEARED AND SCARIFIED, THE SUBGRADE SOILS SHALL BE COMPACTED MECHANICALLY TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) AND AT A MOISTURE CONTENT WITHIN 3 PERCENTAGE POINTS OF THE MATERIALS OPTIMUM MOISTURE.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TOPSOIL FOR CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AROUND AND DIRECTING DRAINAGE AWAY FROM THE BUILDING, POOL, AND PLAYGROUND AREA.
9. ALL SIDEWALK PAVING SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE WITH A MAX. 2% CROSS SLOPE IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS (TAS). CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO REQUIREMENTS.

THE CONTRACTOR SHALL FIELD VERIFY THAT NO CROSS SLOPES FOR PEDESTRIAN PAVING EXCEED 2%.

NDS™ WE PUT WATER IN ITS PLACE — TECHNICAL SPECIFICATIONS

### 6" ROUND BRASS GRATE WITH STYRENE COLLAR




Material: Brass
Colors: Satin Brass (918B), Polished Brass (919PC)
Fits: Use with Spee-D Basin, 6" Sewer and Drain fittings, 6" Class 100 pipe
Opening: 13.15in² open space
Will accommodate 40.07 gallons per minute with 1/2" of head

**Load Recommendation Guide**

**Class A**
- Loads of 140 psi.
- Recommended for pedestrians, bicycles and wheel chair traffic.

**ADA Compliance**

NDS provides a wide selection of grates that are compliant with the Americans with Disabilities Act. The ADA Accessibility Guidelines For Buildings and Facilities Section 4.5.4 specifies that ground and floor grates "shall have spaces no greater than 1/2 in (13 mm) wide in one direction."

We are pleased to provide grates that comply with these requirements, so that no individual need be limited from accessing the area safely and confidently.

To see if a grate is ADA compliant, please check the description of the product in our NDS Drainage Catalog; products that meet these requirements are marked "ADA compliant."

Like to find out more about ADA compliance and NDS? Send us your question and we'll be happy to help.



851 N. Harvard Avenue
Lindsay, CA 93247
800-726-1994

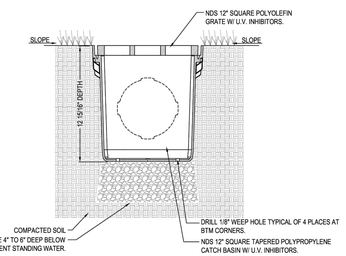
Visit ndspro.com for specs, detail drawings, and case studies

NDS WE PUT WATER IN ITS PLACE

1 DECK DRAIN SPECIFICATION — NOT TO SCALE

NDS® We put water in its place

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com




SECTION

NOTES:
1. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
2. RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION.
3. DO NOT USE OVER 5 RISERS WITH CATCH BASIN.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

SQUARE CATCH BASIN
12" SQUARE CATCH BASIN - TYPICAL INSTALLATION FOR LANDSCAPE APPLICATIONS

NDS S5 KEY COMPONENT www.ndspro.com/s5

REVISION DATE 8-24-2015

2 DRAIN INLET SPECIFICATION — NOT TO SCALE

NOTE: ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED. NO SMOOTH FACE ALLOWED. ALL RETAINING WALLS 3' OR GREATER MUST BE ENGINEERED AND PLANS REVIEWED AND APPROVED BY CITY.

NOTE: ALL PVC PIPING SHOWN WITHIN BLOCK F, LOT 9 AND ON SG1-SG4 ARE PRIVATE PIPES.

**BENCHMARK**
**ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LN. AND DIAMOND WAY DR. +1' NORTH OF CURB LINE IN CENTER OF CURVE.**
**ELEV.=600.48**

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.

10 5 0 10
SCALE 1" = 10'

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

HOMESTEAD
PHASE I - AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
GRADING AND DRAINAGE PLAN

REGISTERED LANDSCAPE ARCHITECT — CODY L. JOHNSON — 2833 — STATE OF TEXAS
April 10, 2024

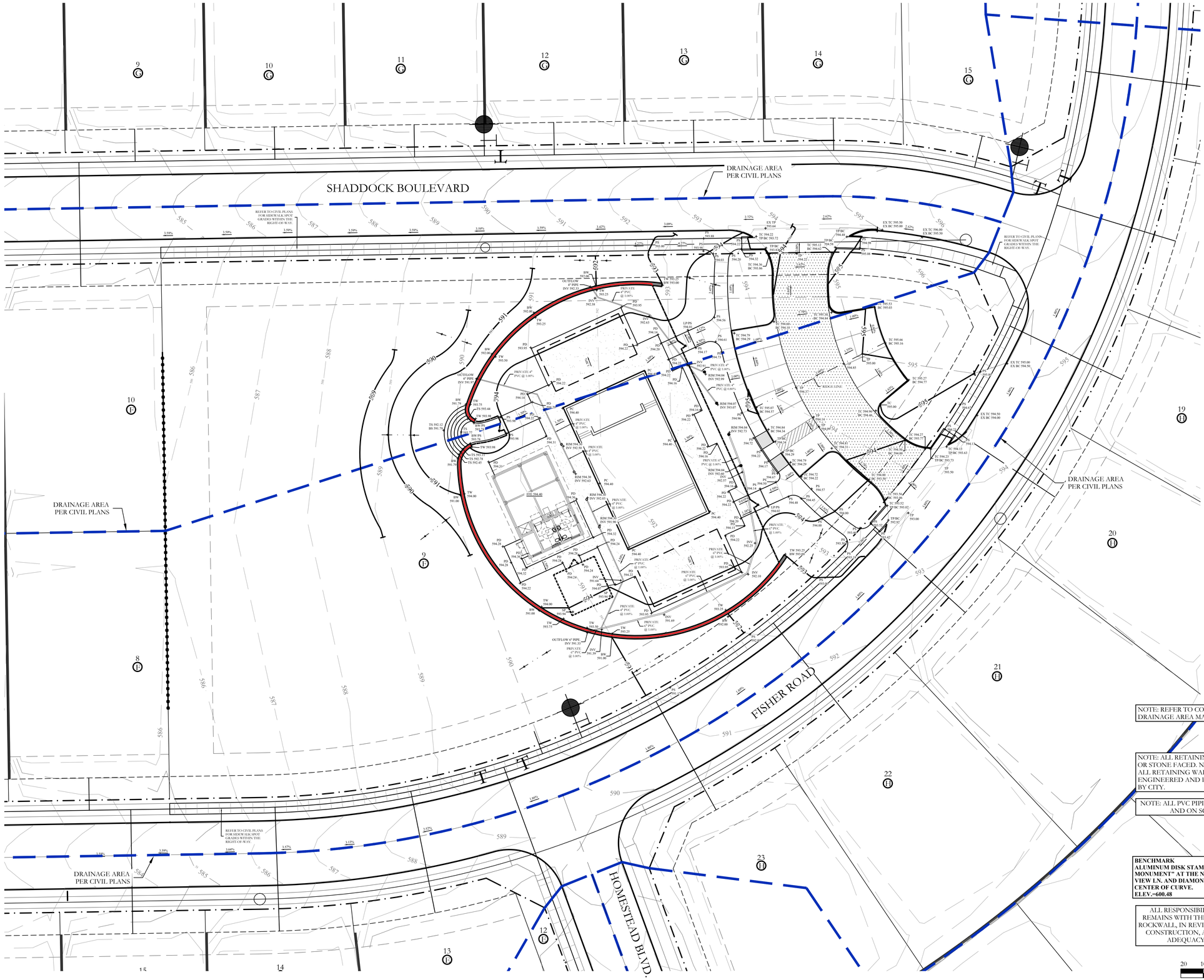
SCALE: REFER TO PLANS
One Inch
JVC No SHA012A

SG4 of 5

CITY CASE NO. E2024-006 & SP2023-046

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To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.




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

HOMESTEAD
PHASE I - AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
GRADING AND DRAINAGE AREA MAP

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 10, 2024

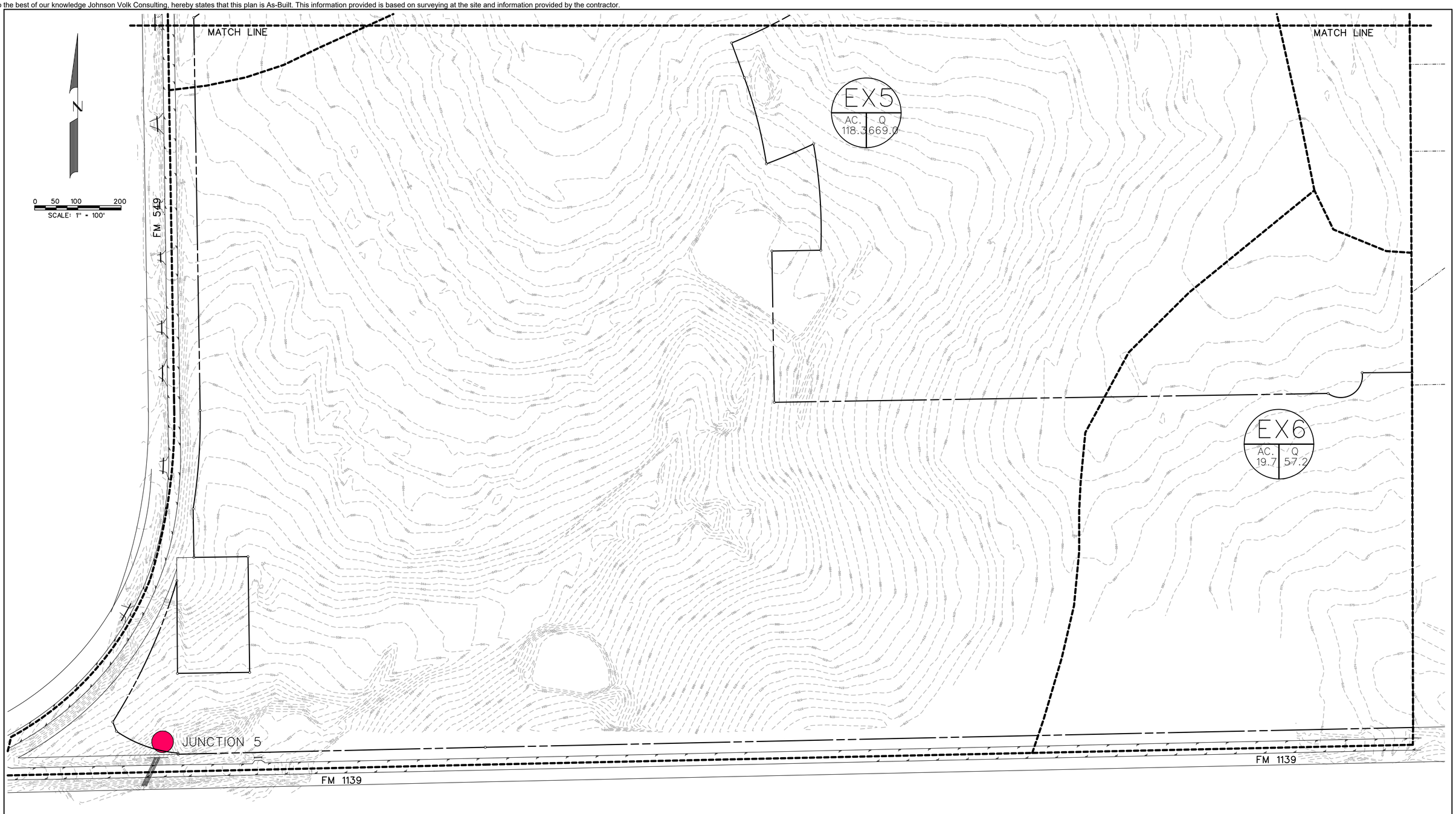
SCALE:
REFER TO PLANS
One Inch
JVC No SHA012A

SG5 of 5

CITY CASE NO. F2024-006 & SP2023-046

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To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.




**DRAINAGE BASIN ATTRIBUTES**

| | | | | Future Land Use | | | |
|---|---|---|---|---|---|---|---|
| | | | | Type D Soil | | | |
| | | Total Area | | | | Residential | Weighted CN |
| Basin # | Sq. Ft. | Acres | Sq. Mi. | Open Space | Roadway | (R70) | (ac) |
| EX1 | 962441 | 22.09 | 0.0345 | 907987 | 54454 | | 90.6 |
| EX3 | 1314733 | 30.18 | 0.0472 | 1314733 | | | 90.2 |
| EX5 | 5152975 | 118.30 | 0.1848 | 4932612 | 220363 | | 90.5 |

**EXISTING CONDITIONS RUNOFF COMPUTATIONS**

| Area | Area | Area | Runoff | | Tc | I(100) | Q(100) |
|---|---|---|---|---|---|---|---|
| # | (sf) | (acres) | Coefficient | CA | (min) | (in/hr) | (cfs) |
| EX2 | 90728 | 2.08 | 0.35 | 0.73 | 20 | 8.30 | 6.1 |
| EX4 | 555653 | 12.76 | 0.35 | 4.46 | 20 | 8.30 | 37.1 |
| EX6 | 857310 | 19.68 | 0.35 | 6.89 | 20 | 8.30 | 57.2 |

**HEC-HMS OUTPUT - PRE-PROJECT CONDITIONS**

| 100 Year | | | |
|---|---|---|---|
| | Drainage Area | Peak Discharge | |
| Hydrologic Element | (sq. mi.) | (cfs) | Time of Peak |
| EX1 | 0.0345 | 152.9 | 27Jun2018, 12:11 |
| EX5 | 0.1848 | 669 | 27Jun2018, 12:18 |

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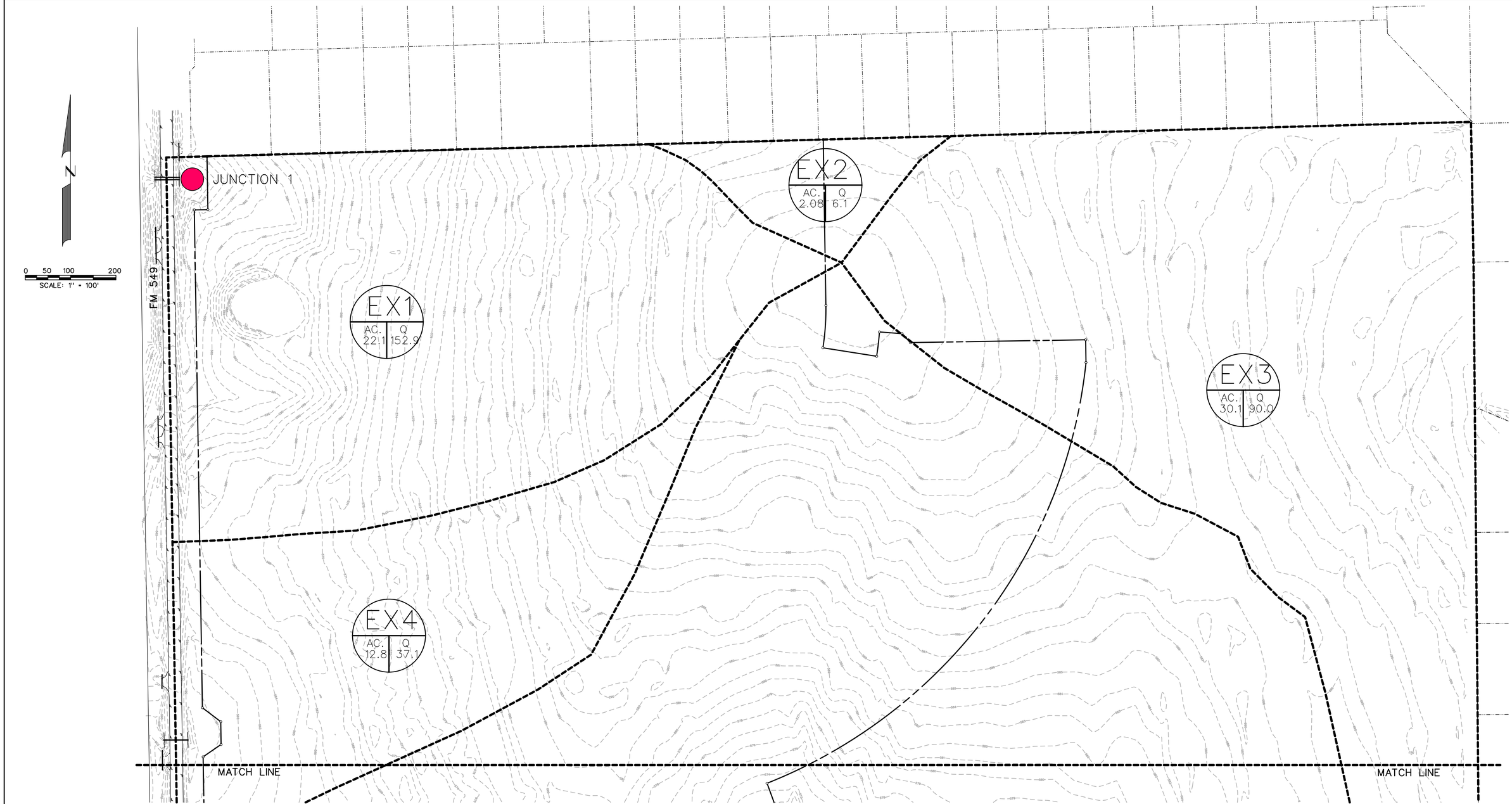

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM •5951


DEVELOPMENT PLANS FOR
HOMESTEAD
PHASE I
ROCKWALL, TEXAS

EXISTING CONDITIONS
DRAINAGE AREA MAP

| DRAWN BY | DESIGNED BY | CHECKED BY | SHEET NO. |
|---|---|---|---|
| JOB NUMBER 21048 | DATE DECEMBER 2021 | SCALE: 1"=100' | 26 |

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.




**DRAINAGE BASIN ATTRIBUTES**

| | | | | Future Land Use | | | |
|---|---|---|---|---|---|---|---|
| | | | | Type D Soil | | | |
| | | Total Area | | | | Residential | Weighted CN |
| Basin # | Sq. Ft. | Acres | Sq. Mi. | Open Space | Roadway | (R70) | (ac) |
| EX1 | 962441 | 22.09 | 0.0345 | 907987 | 54454 | | 90.6 |
| EX3 | 1314733 | 30.18 | 0.0472 | 1314733 | | | 90.2 |
| EX5 | 5152975 | 118.30 | 0.1848 | 4932612 | 220363 | | 90.5 |

**HEC-HMS OUTPUT - PRE-PROJECT CONDITIONS**

| 100 Year | | | |
|---|---|---|---|
| | Drainage Area | Peak Discharge | |
| Hydrologic Element | (sq. mi.) | (cfs) | Time of Peak |
| EX1 | 0.0345 | 152.9 | 27Jun2018, 12:11 |
| EX5 | 0.1848 | 669 | 27Jun2018, 12:18 |

**EXISTING CONDITIONS RUNOFF COMPUTATIONS**

| Area | Area | Area | Runoff | | CA | Tc | I(100) | Q(100) |
|---|---|---|---|---|---|---|---|---|
| # | (sf) | (acres) | Coefficient | | | (min) | (in/hr) | (cfs) |
| EX2 | 90728 | 2.08 | 0.35 | 0.73 | | 20 | 8.30 | 6.1 |
| EX4 | 555653 | 12.76 | 0.35 | 4.46 | | 20 | 8.30 | 37.1 |
| EX6 | 857310 | 19.68 | 0.35 | 6.89 | | 20 | 8.30 | 57.2 |

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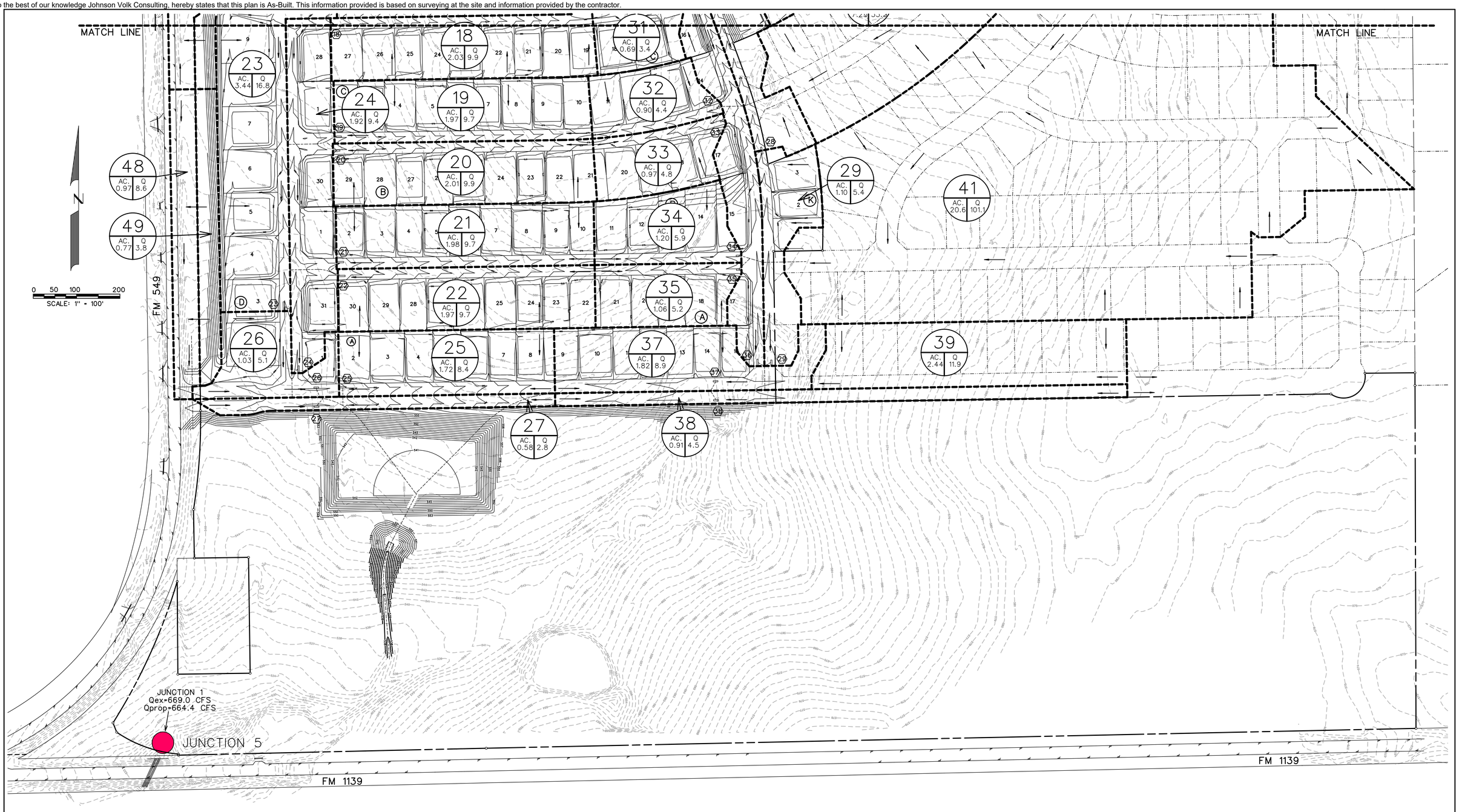

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ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM •5951


DEVELOPMENT PLANS FOR
HOMESTEAD
PHASE I
ROCKWALL, TEXAS

EXISTING CONDITIONS
DRAINAGE AREA MAP

| DRAWN BY | DESIGNED BY | CHECKED BY | SHEET NO. |
|---|---|---|---|
| | | | 27 |
| JOB NUMBER | DATE | SCALE: | |
| 21048 | DECEMBER 2021 | 1"=100' | |

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.




**RUNOFF COMPUTATIONS**

| Area # | Area (sf) | Area (acres) | Area Runoff Coefficient | CA | Tc (min) | I(100) (in/hr) | Q(100) (cfs) | Drains To: |
|---|---|---|---|---|---|---|---|---|
| 1 | 107222 | 2.46 | 0.50 | 1.23 | 10 | 9.80 | 12.1 | Inlet 1 |
| 2 | 133742 | 3.07 | 0.50 | 1.54 | 10 | 9.80 | 15.0 | Inlet 2 |
| 3 | 130009 | 2.98 | 0.50 | 1.49 | 10 | 9.80 | 14.6 | Inlet 3 |
| 4 | 108937 | 2.50 | 0.50 | 1.25 | 10 | 9.80 | 12.3 | Inlet 4 |
| 5 | 26315 | 0.60 | 0.50 | 0.30 | 10 | 9.80 | 3.0 | Inlet 5 |
| 6 | 18889 | 0.43 | 0.50 | 0.22 | 10 | 9.80 | 2.1 | Inlet 6 |
| 7 | 141107 | 3.24 | 0.50 | 1.62 | 10 | 9.80 | 15.9 | Inlet 7 |
| 8 | 162881 | 3.74 | 0.50 | 1.87 | 10 | 9.80 | 18.3 | Inlet 8 |
| 9 | 104173 | 2.39 | 0.50 | 1.20 | 10 | 9.80 | 11.7 | Inlet 9 |
| 10 | 97598 | 2.24 | 0.50 | 1.12 | 10 | 9.80 | 11.0 | Inlet 10 |
| 11 | 114669 | 2.63 | 0.50 | 1.32 | 10 | 9.80 | 12.9 | Inlet 11 |
| 12 | 32932 | 0.76 | 0.50 | 0.38 | 10 | 9.80 | 3.7 | Inlet 12 |
| 13 | 112044 | 2.57 | 0.50 | 1.29 | 10 | 9.80 | 12.6 | Inlet 13 |
| 14 | 115833 | 2.66 | 0.50 | 1.33 | 10 | 9.80 | 13.0 | Inlet 14 |
| 15 | 126880 | 2.91 | 0.50 | 1.46 | 10 | 9.80 | 14.3 | Inlet 15 |
| 16 | 146238 | 3.36 | 0.50 | 1.68 | 10 | 9.80 | 16.5 | Inlet 16 |
| 17 | 84616 | 1.94 | 0.50 | 0.97 | 10 | 9.80 | 9.5 | Inlet 17 |
| 18 | 88381 | 2.03 | 0.50 | 1.01 | 10 | 9.80 | 9.9 | Inlet 18 |
| 19 | 85812 | 1.97 | 0.50 | 0.98 | 10 | 9.80 | 9.7 | Inlet 19 |
| 20 | 87590 | 2.01 | 0.50 | 1.01 | 10 | 9.80 | 9.9 | Inlet 20 |

**RUNOFF COMPUTATIONS**

| Area # | Area (sf) | Area (acres) | Area Runoff Coefficient | CA | Tc (min) | I(100) (in/hr) | Q(100) (cfs) | Drains To: |
|---|---|---|---|---|---|---|---|---|
| 21 | 86406 | 1.98 | 0.50 | 0.99 | 10 | 9.80 | 9.7 | Inlet 21 |
| 22 | 86010 | 1.97 | 0.50 | 0.99 | 10 | 9.80 | 9.7 | Inlet 22 |
| 23 | 149751 | 3.44 | 0.50 | 1.72 | 10 | 9.80 | 16.8 | Inlet 23 |
| 24 | 83705 | 1.92 | 0.50 | 0.96 | 10 | 9.80 | 9.4 | Inlet 24 |
| 25 | 74756 | 1.72 | 0.50 | 0.86 | 10 | 9.80 | 8.4 | Inlet 25 |
| 26 | 45011 | 1.03 | 0.50 | 0.52 | 10 | 9.80 | 5.1 | Inlet 26 |
| 27 | 25187 | 0.58 | 0.50 | 0.29 | 10 | 9.80 | 2.8 | Inlet 27 |
| 28 | 84459 | 1.94 | 0.50 | 0.97 | 10 | 9.80 | 9.5 | Inlet 28 |
| 29 | 47847 | 1.10 | 0.50 | 0.55 | 10 | 9.80 | 5.4 | Inlet 29 |
| 30 | 54588 | 1.25 | 0.50 | 0.63 | 10 | 9.80 | 6.1 | Inlet 30 |
| 31 | 29868 | 0.69 | 0.50 | 0.34 | 10 | 9.80 | 3.4 | Inlet 31 |
| 32 | 39281 | 0.90 | 0.50 | 0.45 | 10 | 9.80 | 4.4 | Inlet 32 |
| 33 | 42380 | 0.97 | 0.50 | 0.49 | 10 | 9.80 | 4.8 | Inlet 33 |
| 34 | 52216 | 1.20 | 0.50 | 0.60 | 10 | 9.80 | 5.9 | Inlet 34 |
| 35 | 46042 | 1.06 | 0.50 | 0.53 | 10 | 9.80 | 5.2 | Inlet 35 |
| 36 | 90834 | 2.09 | 0.50 | 1.04 | 10 | 9.80 | 10.2 | Inlet 36 |
| 37 | 79302 | 1.82 | 0.50 | 0.91 | 10 | 9.80 | 8.9 | Inlet 37 |
| 38 | 39630 | 0.91 | 0.50 | 0.45 | 10 | 9.80 | 4.5 | Inlet 38 |
| 39 | 106175 | 2.44 | 0.50 | 1.22 | 10 | 9.80 | 11.9 | Line D11 |
| 40 | 315771 | 7.25 | 0.50 | 3.62 | 10 | 9.80 | 35.5 | Line D15 |

**RUNOFF COMPUTATIONS**

| Area # | Area (sf) | Area (acres) | Area Runoff Coefficient | CA | Tc (min) | I(100) (in/hr) | Q(100) (cfs) | Drains To: |
|---|---|---|---|---|---|---|---|---|
| 41 | 898576 | 20.63 | 0.50 | 10.31 | 10 | 9.80 | 101.1 | Line D17 |
| 42 | 52721 | 1.21 | 0.50 | 0.61 | 10 | 9.80 | 5.9 | Future Inlet |
| 43 | 22947 | 0.53 | 0.50 | 0.26 | 10 | 9.80 | 2.6 | Future Inlet |
| 44 | 23331 | 0.54 | 0.90 | 0.48 | 10 | 9.80 | 4.7 | Line D18 |
| 45 | 18059 | 0.41 | 0.50 | 0.21 | 10 | 9.80 | 2.0 | Line D18 |
| 46 | 41639 | 0.96 | 0.90 | 0.86 | 10 | 9.80 | 8.4 | Ex. 24" Culvert |
| 47 | 28526 | 0.65 | 0.50 | 0.33 | 10 | 9.80 | 3.2 | Ex. 24" Culvert |
| 48 | 42425 | 0.97 | 0.90 | 0.88 | 10 | 9.80 | 8.6 | Line D19 |
| 49 | 33431 | 0.77 | 0.50 | 0.38 | 10 | 9.80 | 3.8 | Line D19 |
| 50 | 32985 | 0.76 | 0.90 | 0.68 | 10 | 9.80 | 6.7 | Ex. 2-24" Culvert |
| 51 | 235810 | 5.41 | 0.50 | 2.71 | 10 | 9.80 | 26.5 | Northwest Pond |

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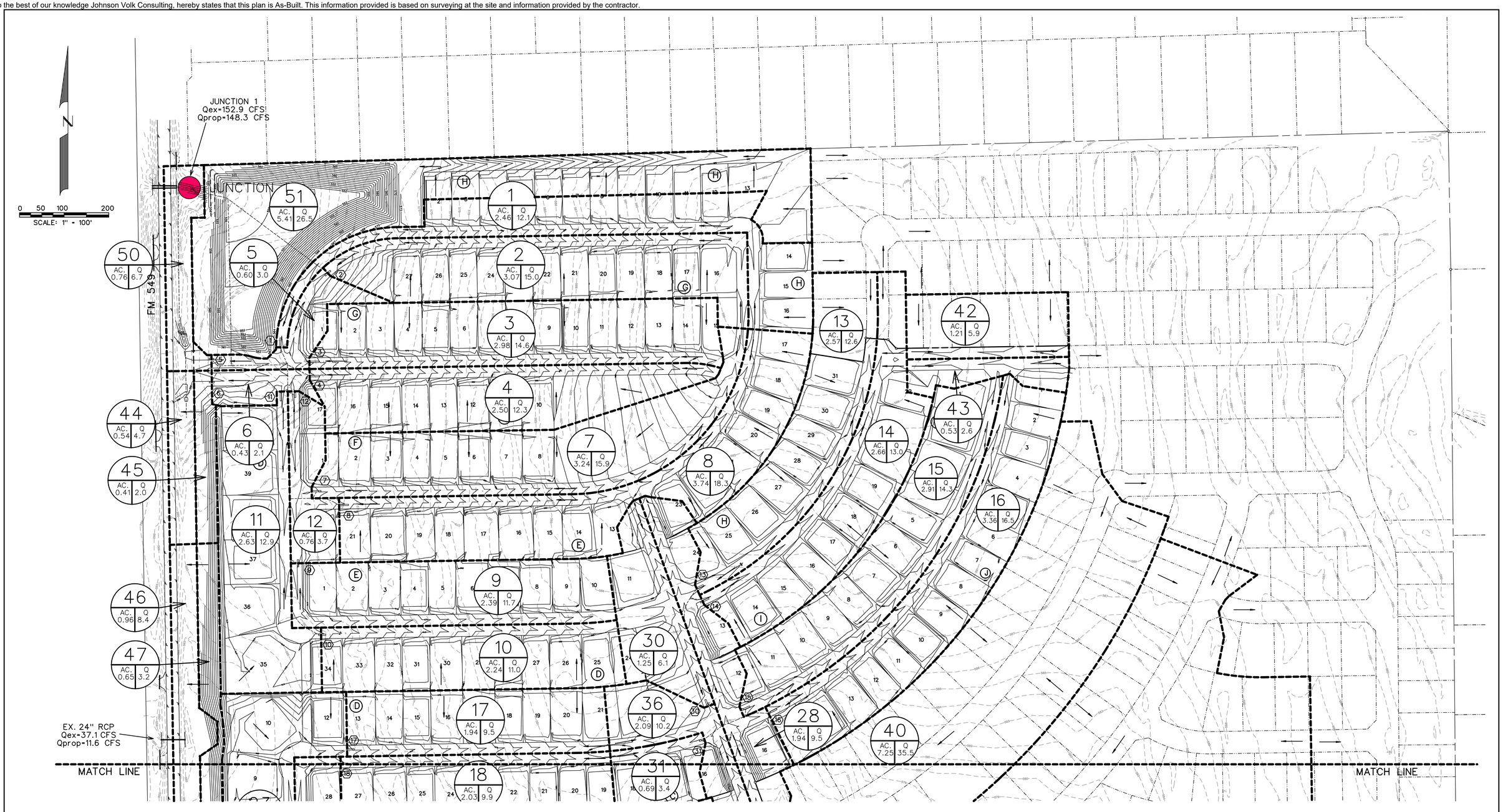

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM #5951


DEVELOPMENT PLANS FOR
HOMESTEAD
PHASE I
ROCKWALL, TEXAS

PROPOSED CONDITIONS
DRAINAGE AREA MAP

| DRAWN BY | DESIGNED BY | CHECKED BY | SHEET NO. |
|---|---|---|---|
| JOB NUMBER 21048 | DATE DECEMBER 2021 | SCALE: 1"=100' | 28 |

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.




**RUNOFF COMPUTATIONS**

| Area # | Area (sf) | Area (acres) | Runoff Coefficient | CA | Tc (min) | I(100) (in/hr) | Q(100) (cfs) | Drains To: |
|---|---|---|---|---|---|---|---|---|
| 1 | 107222 | 2.46 | 0.50 | 1.23 | 10 | 9.80 | 12.1 | Inlet 1 |
| 2 | 133742 | 3.07 | 0.50 | 1.54 | 10 | 9.80 | 15.0 | Inlet 2 |
| 3 | 130009 | 2.98 | 0.50 | 1.49 | 10 | 9.80 | 14.6 | Inlet 3 |
| 4 | 108937 | 2.50 | 0.50 | 1.25 | 10 | 9.80 | 12.3 | Inlet 4 |
| 5 | 26315 | 0.60 | 0.50 | 0.30 | 10 | 9.80 | 3.0 | Inlet 5 |
| 6 | 18889 | 0.43 | 0.50 | 0.22 | 10 | 9.80 | 2.1 | Inlet 6 |
| 7 | 141107 | 3.24 | 0.50 | 1.62 | 10 | 9.80 | 15.9 | Inlet 7 |
| 8 | 162881 | 3.74 | 0.50 | 1.87 | 10 | 9.80 | 18.3 | Inlet 8 |
| 9 | 104173 | 2.39 | 0.50 | 1.20 | 10 | 9.80 | 11.7 | Inlet 9 |
| 10 | 97598 | 2.24 | 0.50 | 1.12 | 10 | 9.80 | 11.0 | Inlet 10 |
| 11 | 114669 | 2.63 | 0.50 | 1.32 | 10 | 9.80 | 12.9 | Inlet 11 |
| 12 | 32932 | 0.76 | 0.50 | 0.38 | 10 | 9.80 | 3.7 | Inlet 12 |
| 13 | 112044 | 2.57 | 0.50 | 1.29 | 10 | 9.80 | 12.6 | Inlet 13 |
| 14 | 115833 | 2.66 | 0.50 | 1.33 | 10 | 9.80 | 13.0 | Inlet 14 |
| 15 | 126880 | 2.91 | 0.50 | 1.46 | 10 | 9.80 | 14.3 | Inlet 15 |
| 16 | 146238 | 3.36 | 0.50 | 1.68 | 10 | 9.80 | 16.5 | Inlet 16 |
| 17 | 84616 | 1.94 | 0.50 | 0.97 | 10 | 9.80 | 9.5 | Inlet 17 |
| 18 | 88381 | 2.03 | 0.50 | 1.01 | 10 | 9.80 | 9.9 | Inlet 18 |
| 19 | 85812 | 1.97 | 0.50 | 0.98 | 10 | 9.80 | 9.7 | Inlet 19 |
| 20 | 87590 | 2.01 | 0.50 | 1.01 | 10 | 9.80 | 9.9 | Inlet 20 |

**RUNOFF COMPUTATIONS**

| Area # | Area (sf) | Area (acres) | Runoff Coefficient | CA | Tc (min) | I(100) (in/hr) | Q(100) (cfs) | Drains To: |
|---|---|---|---|---|---|---|---|---|
| 21 | 86406 | 1.98 | 0.50 | 0.99 | 10 | 9.80 | 9.7 | Inlet 21 |
| 22 | 86010 | 1.97 | 0.50 | 0.99 | 10 | 9.80 | 9.7 | Inlet 22 |
| 23 | 149751 | 3.44 | 0.50 | 1.72 | 10 | 9.80 | 16.8 | Inlet 23 |
| 24 | 83705 | 1.92 | 0.50 | 0.96 | 10 | 9.80 | 9.4 | Inlet 24 |
| 25 | 74756 | 1.72 | 0.50 | 0.86 | 10 | 9.80 | 8.4 | Inlet 25 |
| 26 | 45011 | 1.03 | 0.50 | 0.52 | 10 | 9.80 | 5.1 | Inlet 26 |
| 27 | 25187 | 0.58 | 0.50 | 0.29 | 10 | 9.80 | 2.8 | Inlet 27 |
| 28 | 84459 | 1.94 | 0.50 | 0.97 | 10 | 9.80 | 9.5 | Inlet 28 |
| 29 | 47847 | 1.10 | 0.50 | 0.55 | 10 | 9.80 | 5.4 | Inlet 29 |
| 30 | 54588 | 1.25 | 0.50 | 0.63 | 10 | 9.80 | 6.1 | Inlet 30 |
| 31 | 29868 | 0.69 | 0.50 | 0.34 | 10 | 9.80 | 3.4 | Inlet 31 |
| 32 | 39281 | 0.90 | 0.50 | 0.45 | 10 | 9.80 | 4.4 | Inlet 32 |
| 33 | 42380 | 0.97 | 0.50 | 0.49 | 10 | 9.80 | 4.8 | Inlet 33 |
| 34 | 52216 | 1.20 | 0.50 | 0.60 | 10 | 9.80 | 5.9 | Inlet 34 |
| 35 | 46042 | 1.06 | 0.50 | 0.53 | 10 | 9.80 | 5.2 | Inlet 35 |
| 36 | 90834 | 2.09 | 0.50 | 1.04 | 10 | 9.80 | 10.2 | Inlet 36 |
| 37 | 79302 | 1.82 | 0.50 | 0.91 | 10 | 9.80 | 8.9 | Inlet 37 |
| 38 | 39630 | 0.91 | 0.50 | 0.45 | 10 | 9.80 | 4.5 | Inlet 38 |
| 39 | 106175 | 2.44 | 0.50 | 1.22 | 10 | 9.80 | 11.9 | Line D11 |
| 40 | 315771 | 7.25 | 0.50 | 3.62 | 10 | 9.80 | 35.5 | Line D15 |

**RUNOFF COMPUTATIONS**

| Area # | Area (sf) | Area (acres) | Runoff Coefficient | CA | Tc (min) | I(100) (in/hr) | Q(100) (cfs) | Drains To: |
|---|---|---|---|---|---|---|---|---|
| 41 | 898576 | 20.63 | 0.50 | 10.31 | 10 | 9.80 | 101.1 | Line D17 |
| 42 | 52721 | 1.21 | 0.50 | 0.61 | 10 | 9.80 | 5.9 | Future Inlet |
| 43 | 22947 | 0.53 | 0.50 | 0.26 | 10 | 9.80 | 2.6 | Future Inlet |
| 44 | 23331 | 0.54 | 0.90 | 0.48 | 10 | 9.80 | 4.7 | Line D18 |
| 45 | 18059 | 0.41 | 0.50 | 0.21 | 10 | 9.80 | 2.0 | Line D18 |
| 46 | 41639 | 0.96 | 0.90 | 0.86 | 10 | 9.80 | 8.4 | Ex. 24" Culvert |
| 47 | 28526 | 0.65 | 0.50 | 0.33 | 10 | 9.80 | 3.2 | Ex. 24" Culvert |
| 48 | 42425 | 0.97 | 0.90 | 0.88 | 10 | 9.80 | 8.6 | Line D19 |
| 49 | 33431 | 0.77 | 0.50 | 0.38 | 10 | 9.80 | 3.8 | Line D19 |
| 50 | 32985 | 0.76 | 0.90 | 0.68 | 10 | 9.80 | 6.7 | Ex. 2-24" Culvert |
| 51 | 235810 | 5.41 | 0.50 | 2.71 | 10 | 9.80 | 26.5 | Northwest Pond |

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF BRANDON DAVIDSON, P.E. •87682. IT SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.


CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013 (972)396-1200
TBPE FIRM •5951


DEVELOPMENT PLANS FOR
# HOMESTEAD
## PHASE I
ROCKWALL, TEXAS

PROPOSED CONDITIONS
DRAINAGE AREA MAP

| DRAWN BY | DESIGNED BY | CHECKED BY | SHEET NO. |
|---|---|---|---|
| JOB NUMBER 21048 | DATE DECEMBER 2021 | SCALE: 1"=100' | 29 |

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

| SYSTEM ID | Conduit Properties | | | | | | | | Conduit Properties | | | | | | Incremental Drainage Area | | | | | | | |

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

| Inlet ID | Location | | | | Design Freq | Area Runoff | | | | | | Upstream Bypass C*A | Total Gutter Flow $Q_a$ | Gutter Flow | | | | | | Gutter Flow | | | | | Inlets Capacity | | | | | | Inlets Capacity | | | | | Inlet By-pass | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Street | Station | Offset | | | C | Area ID | Time of Concentration Tc | Intensity I | Area A | Runoff Q | | | Thoroughfare Type | On-Grade/ Sag | Manning's n | Long Slope S | Crown Type | Cross Slope $S_x$ | Depression | | Depth of Gutter Flow | | Ponding Width/ Spread | | Max Allow Flow based on Ponding $Q_{max\ Gutter}$ | Depressed Gutter Section | | Section Beyond Depression | | Conveyance | | Ratio of Depression flow to Total Flow $E_0$ | Equivelent Cross-slope, $S_e$ | Inlet Length | | Inlet Capacity $Q_C$ | Flow $Q_{Bypass}$ | C*A | To Inlet ID |
| | | | | | | | | | | | | | | | | | | | | | Depth a | Width W | (allow) $y_{allow}$ | (actual) $y_{actual}$ | (allow) $T_{allow}$ | (actual) $T_{actual}$ | | Area $A_W$ | Wetted Perimeter $P_W$ | Area $A_O$ | Wetted Perimeter $P_O$ | Depression Section Kw | Section Beyond Depression $K_O$ | | | Required $L_{Req'd}$ | Actual $L_{actual}$ | | | | |
| | | | | | (yr) | | | (min) | (in/hr) | (acres) | (cfs) | (cfs) | (cfs) | | | | | | (ft/ft) | | (ft) | (ft) | (ft) | (ft) | (ft) | (ft) | (cfs) | ($ft^2$) | (ft) | ($ft^2$) | (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) |
| 1 | Maverick | 0+59.00 | 14.50 | LT | 100 | 0.5 | 1 | 10 | 9.8 | 2.46 | 12.1 | | 12.1 | Local | On Grade | 0.0175 | 1.61% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.43 | 14 | 12.0 | 17.9 | 1.29 | 2.08 | 1.80 | 10.04 | 79.55 | 48.65 | 0.62 | 0.19 | 15.14 | 20 | 23.4 | 0.0 | 0.00 | |
| 2 | Maverick | 2+50.00 | 14.50 | RT | 100 | 0.5 | 2 | 10 | 9.8 | 3.07 | 15.0 | | 15.0 | Local | On Grade | 0.0175 | 1.13% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.41 | 14 | 11.4 | 15.0 | 1.24 | 2.08 | 1.57 | 9.39 | 74.77 | 40.62 | 0.65 | 0.20 | 14.63 | 15 | 16.0 | 0.0 | 0.00 | |
| 3 | Hardin | 3+30.50 | 14.50 | LT | 100 | 0.5 | 3 | 10 | 9.8 | 2.98 | 14.6 | | 14.6 | Local | On Grade | 0.0175 | 3.60% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.40 | 14 | 11.1 | 26.8 | 1.22 | 2.08 | 1.49 | 9.13 | 72.97 | 37.76 | 0.66 | 0.20 | 20.29 | 20 | 14.1 | 0.5 | 0.05 | 5 |
| 4 | Hardin | 3+30.50 | 14.50 | RT | 100 | 0.5 | 4 | 10 | 9.8 | 2.50 | 12.3 | | 12.3 | Local | On Grade | 0.0175 | 3.60% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.37 | 14 | 10.4 | 26.8 | 1.17 | 2.08 | 1.27 | 8.42 | 67.97 | 30.39 | 0.69 | 0.21 | 18.40 | 20 | 14.9 | 0.0 | 0.00 | |
| 5 | Hardin | 0+66.00 | 14.50 | LT | 100 | 0.5 | 5 | 10 | 9.8 | 0.60 | 3.0 | 0.05 | 3.5 | Local | On Grade | 0.0175 | 1.55% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.27 | 14 | 7.59 | 17.6 | 0.97 | 2.08 | 0.56 | 5.59 | 49.60 | 10.20 | 0.83 | 0.24 | 7.18 | 10 | 6.5 | 0.0 | 0.00 | |
| 6 | Hardin | 0+76.00 | 14.50 | RT | 100 | 0.5 | 6 | 10 | 9.8 | 0.43 | 2.1 | | 2.1 | Local | On Grade | 0.0175 | 0.70% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.26 | 14 | 7.34 | 11.8 | 0.95 | 2.08 | 0.51 | 5.34 | 48.09 | 9.03 | 0.84 | 0.25 | 4.88 | 10 | 11.7 | 0.0 | 0.00 | |
| 7 | Fisher | 0+60.00 | 14.50 | LT | 100 | 0.5 | 7 | 10 | 9.8 | 3.24 | 15.9 | | 15.9 | Local | On Grade | 0.0175 | 2.60% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.44 | 14 | 12.2 | 22.8 | 1.30 | 2.08 | 1.86 | 10.20 | 80.72 | 50.73 | 0.61 | 0.19 | 19.72 | 20 | 16.4 | 0.0 | 0.00 | |
| 8 | Fisher | 1+21.00 | 14.50 | RT | 100 | 0.5 | 8 | 10 | 9.8 | 3.74 | 18.3 | | 18.3 | Local | On Grade | 0.0175 | 2.60% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.46 | 14 | 12.88 | 22.8 | 1.35 | 2.08 | 2.11 | 10.88 | 85.76 | 60.18 | 0.59 | 0.18 | 21.40 | 20 | 15.6 | 2.7 | 0.28 | 12 |
| 9 | Ben | 1+45.00 | 14.50 | RT | 100 | 0.5 | 9 | 10 | 9.8 | 2.39 | 11.7 | | 11.7 | Local | On Grade | 0.0175 | 0.70% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.50 | 14 | 13.93 | 11.8 | 1.42 | 2.08 | 2.54 | 11.93 | 93.87 | 76.95 | 0.55 | 0.17 | 12.35 | 15 | 18.6 | 0.0 | 0.00 | |
| 10 | Bexar | 0+67.50 | 14.50 | RT | 100 | 0.5 | 10 | 10 | 9.8 | 2.24 | 11.0 | | 11.0 | Local | On Grade | 0.0175 | 2.50% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.38 | 14 | 10.71 | 22.3 | 1.19 | 2.08 | 1.35 | 8.71 | 69.96 | 33.23 | 0.68 | 0.21 | 15.90 | 15 | 9.6 | 1.4 | 0.15 | 11 |
| 11 | Ben | 5+20.00 | 14.50 | LT | 100 | 0.5 | 11 | 10 | 9.8 | 2.63 | 12.9 | 0.15 | 14.3 | Local | On Grade | 0.0175 | 1.35% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.47 | 14 | 13.28 | 16.4 | 1.38 | 2.08 | 2.27 | 11.28 | 88.81 | 66.25 | 0.57 | 0.18 | 15.36 | 20 | 24.2 | 0.0 | 0.00 | |
| 12 | Ben | 5+22.00 | 14.50 | RT | 100 | 0.5 | 12 | 10 | 9.8 | 0.76 | 3.7 | 0.28 | 6.4 | Local | On Grade | 0.0175 | 0.70% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.40 | 14 | 11.12 | 11.8 | 1.22 | 2.08 | 1.48 | 9.12 | 72.85 | 37.57 | 0.66 | 0.20 | 6.97 | 10 | 8.7 | 0.0 | 0.00 | |
| 13 | Bexar | 9+32.00 | 14.50 | LT | 100 | 0.5 | 13 | 10 | 9.8 | 2.57 | 12.6 | | 12.6 | Local | On Grade | 0.0175 | 1.00% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.48 | 14 | 13.39 | 14.1 | 1.38 | 2.08 | 2.32 | 11.39 | 89.66 | 68.01 | 0.57 | 0.18 | 13.95 | 15 | 15.0 | 0.0 | 0.00 | |
| 14 | Bexar | 9+28.00 | 14.50 | RT | 100 | 0.5 | 14 | 10 | 9.8 | 2.66 | 13.0 | | 13.0 | Local | On Grade | 0.0175 | 1.53% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.45 | 14 | 12.52 | 17.5 | 1.32 | 2.08 | 1.98 | 10.52 | 83.05 | 55.01 | 0.60 | 0.19 | 15.64 | 20 | 23.4 | 0.0 | 0.00 | |
| 15 | Seguin | 10+30.00 | 14.50 | LT | 100 | 0.5 | 15 | 10 | 9.8 | 2.91 | 14.3 | | 14.3 | Local | On Grade | 0.0175 | 1.97% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.44 | 14 | 12.35 | 19.8 | 1.31 | 2.08 | 1.91 | 10.35 | 81.82 | 52.74 | 0.61 | 0.19 | 17.44 | 20 | 19.8 | 0.0 | 0.00 | |
| 16 | Seguin | 10+82.00 | 14.50 | RT | 100 | 0.5 | 16 | 10 | 9.8 | 3.36 | 16.5 | | 16.5 | Local | On Grade | 0.0175 | 2.45% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.45 | 14 | 12.51 | 22.1 | 1.32 | 2.08 | 1.97 | 10.51 | 82.97 | 54.85 | 0.60 | 0.19 | 19.85 | 20 | 16.7 | 0.0 | 0.00 | |
| 17 | Seguin | 1+27.00 | 14.50 | LT | 100 | 0.5 | 17 | 10 | 9.8 | 1.94 | 9.5 | | 9.5 | Local | On Grade | 0.0175 | 2.50% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.36 | 14 | 10.15 | 22.3 | 1.15 | 2.08 | 1.19 | 8.15 | 66.11 | 27.85 | 0.70 | 0.21 | 14.70 | 15 | 10.0 | 0.0 | 0.00 | |
| 18 | Seguin | 1+12.00 | 14.50 | RT | 100 | 0.5 | 18 | 10 | 9.8 | 2.03 | 9.9 | | 9.9 | Local | On Grade | 0.0175 | 2.50% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.37 | 14 | 10.32 | 22.3 | 1.17 | 2.08 | 1.23 | 8.32 | 67.25 | 29.40 | 0.70 | 0.21 | 15.06 | 15 | 9.9 | 0.1 | 0.01 | 24 |
| 19 | Barnett | 1+16.00 | 14.50 | LT | 100 | 0.5 | 19 | 10 | 9.8 | 1.97 | 9.7 | | 9.7 | Local | On Grade | 0.0175 | 2.20% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.37 | 14 | 10.45 | 20.9 | 1.17 | 2.08 | 1.27 | 8.45 | 68.17 | 30.68 | 0.69 | 0.21 | 14.38 | 15 | 10.7 | 0.0 | 0.00 | |
| 20 | Barnett | 1+12.00 | 14.50 | RT | 100 | 0.5 | 20 | 10 | 9.8 | 2.01 | 9.9 | | 9.9 | Local | On Grade | 0.0175 | 2.20% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.38 | 14 | 10.53 | 20.9 | 1.18 | 2.08 | 1.30 | 8.53 | 68.73 | 31.46 | 0.69 | 0.21 | 14.54 | 15 | 10.6 | 0.0 | 0.00 | |
| 21 | Haskins | 1+16.00 | 14.50 | LT | 100 | 0.5 | 21 | 10 | 9.8 | 1.98 | 9.7 | | 9.7 | Local | On Grade | 0.0175 | 1.93% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.38 | 14 | 10.74 | 19.6 | 1.20 | 2.08 | 1.36 | 8.74 | 70.17 | 33.54 | 0.68 | 0.20 | 13.99 | 15 | 11.5 | 0.0 | 0.00 | |
| 22 | Haskins | 1+19.00 | 14.50 | RT | 100 | 0.5 | 22 | 10 | 9.8 | 1.97 | 9.7 | | 9.7 | Local | On Grade | 0.0175 | 1.93% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.38 | 14 | 10.72 | 19.6 | 1.19 | 2.08 | 1.36 | 8.72 | 70.04 | 33.35 | 0.68 | 0.21 | 13.96 | 15 | 11.5 | 0.0 | 0.00 | |
| 23 | Pecan | 2+11.00 | 14.50 | LT | 100 | 0.5 | 23 | 10 | 9.8 | 3.44 | 16.8 | | 16.8 | Local | On Grade | 0.0175 | 1.50% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.49 | 14 | 13.83 | 17.3 | 1.42 | 2.08 | 2.50 | 11.83 | 93.13 | 75.34 | 0.55 | 0.17 | 18.03 | 20 | 21.6 | 0.0 | 0.00 | |
| 24 | Pecan | 0+63.00 | 14.50 | RT | 100 | 0.5 | 24 | 10 | 9.8 | 1.92 | 9.4 | 0.01 | 9.5 | Local | On Grade | 0.0175 | 0.70% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.46 | 14 | 12.88 | 11.8 | 1.35 | 2.08 | 2.11 | 10.88 | 85.75 | 60.16 | 0.59 | 0.18 | 10.91 | 15 | 20.1 | 0.0 | 0.00 | |
| 25 | Lawhorn | 3+89.00 | 20.50 | LT | 100 | 0.5 | 25 | 10 | 9.8 | 1.72 | 8.4 | | 8.4 | Local | On Grade | 0.0175 | 2.00% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.36 | 14 | 10.10 | 20.0 | 1.15 | 2.08 | 1.17 | 8.10 | 65.79 | 27.42 | 0.71 | 0.21 | 13.03 | 15 | 11.8 | 0.0 | 0.00 | |
| 26 | Lawhorn | 3+28.00 | 20.50 | LT | 100 | 0.5 | 26 | 10 | 9.8 | 1.03 | 5.1 | | 5.1 | Local | Sag | 0.0175 | 2.00% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.30 | 14 | 8.35 | 20.0 | 1.03 | 2.08 | 0.72 | 6.35 | 54.31 | 14.33 | 0.79 | 0.23 | 6.23 | 10 | 11.1 | 0.0 | 0.00 | |
| 27 | Lawhorn | 3+28.00 | 20.50 | RT | 100 | 0.5 | 27 | 10 | 9.8 | 0.58 | 2.8 | | 2.8 | Local | Sag | 0.0175 | 2.00% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.24 | 14 | 6.72 | 20.0 | 0.91 | 2.08 | 0.40 | 4.72 | 44.40 | 6.48 | 0.87 | 0.25 | 3.48 | 10 | 11.1 | 0.0 | 0.00 | |
| 28 | Homestead | 5+50.00 | 14.50 | LT | 100 | 0.5 | 28 | 10 | 9.8 | 1.94 | 9.5 | | 9.5 | Local | On Grade | 0.0175 | 2.20% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.37 | 14 | 10.39 | 20.9 | 1.17 | 2.08 | 1.26 | 8.39 | 67.75 | 30.08 | 0.69 | 0.21 | 14.25 | 15 | 10.7 | 0.0 | 0.00 | |
| 29 | Homestead | 0+63.50 | 14.50 | LT | 100 | 0.5 | 29 | 10 | 9.8 | 1.10 | 5.4 | | 5.4 | Local | On Grade | 0.0175 | 0.70% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.37 | 14 | 10.40 | 11.8 | 1.17 | 2.08 | 1.26 | 8.40 | 67.86 | 30.24 | 0.69 | 0.21 | 7.97 | 10 | 9.3 | 0.0 | 0.00 | |
| 30 | Homestead | 10+10.00 | 14.50 | RT | 100 | 0.5 | 30 | 10 | 9.8 | 1.25 | 6.1 | | 6.1 | Local | On Grade | 0.0175 | 2.60% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.31 | 14 | 8.55 | 22.8 | 1.04 | 2.08 | 0.77 | 6.55 | 55.55 | 15.54 | 0.78 | 0.23 | 11.74 | 15 | 11.0 | 0.0 | 0.00 | |
| 31 | Seguin | 9+13.00 | 14.50 | RT | 100 | 0.5 | 31 | 10 | 9.8 | 0.69 | 3.4 | | 3.4 | Local | On Grade | 0.0175 | 2.67% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.24 | 14 | 6.78 | 23.1 | 0.91 | 2.08 | 0.41 | 4.78 | 44.78 | 6.73 | 0.87 | 0.25 | 8.70 | 10 | 4.7 | 0.0 | 0.00 | |
| 32 | Barnett | 10+07.00 | 14.50 | LT | 100 | 0.5 | 32 | 10 | 9.8 | 0.90 | 4.4 | | 4.4 | Local | On Grade | 0.0175 | 1.96% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.28 | 14 | 7.97 | 19.8 | 1.00 | 2.08 | 0.64 | 5.97 | 51.90 | 12.13 | 0.81 | 0.24 | 9.22 | 10 | 5.4 | 0.0 | 0.00 | |
| 33 | Barnett | 10+05.00 | 14.50 | RT | 100 | 0.5 | 33 | 10 | 9.8 | 0.97 | 4.8 | | 4.8 | Local | On Grade | 0.0175 | 2.30% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.28 | 14 | 7.95 | 21.4 | 1.00 | 2.08 | 0.63 | 5.95 | 51.82 | 12.06 | 0.81 | 0.24 | 9.98 | 10 | 4.8 | 0.0 | 0.00 | |
| 34 | Haskins | 10+36.00 | 14.50 | LT | 100 | 0.5 | 34 | 10 | 9.8 | 1.20 | 5.9 | | 5.9 | Local | On Grade | 0.0175 | 1.72% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.32 | 14 | 9.08 | 18.5 | 1.08 | 2.08 | 0.90 | 7.08 | 59.00 | 19.17 | 0.75 | 0.22 | 10.36 | 10 | 5.4 | 0.5 | 0.05 | 36 |
| 35 | Haskins | 10+36.00 | 14.50 | RT | 100 | 0.5 | 35 | 10 | 9.8 | 1.06 | 5.2 | | 5.2 | Local | On Grade | 0.0175 | 1.72% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.31 | 14 | 8.66 | 18.5 | 1.05 | 2.08 | 0.79 | 6.66 | 56.30 | 16.29 | 0.78 | 0.23 | 9.69 | 10 | 5.6 | 0.0 | 0.00 | |
| 36 | Homestead | 0+63.50 | 14.50 | RT | 100 | 0.5 | 36 | 10 | 9.8 | 2.09 | 10.2 | 0.05 | 10.7 | Local | On Grade | 0.0175 | 0.70% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.48 | 14 | 13.46 | 11.8 | 1.39 | 2.08 | 2.34 | 11.46 | 90.19 | 69.11 | 0.57 | 0.18 | 11.50 | 15 | 19.2 | 0.0 | 0.00 | |
| 37 | Lawhorn | 12+50.00 | 14.50 | LT | 100 | 0.5 | 37 | 10 | 9.8 | 1.82 | 8.9 | | 8.9 | Local | Sag | 0.0175 | 0.70% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.45 | 14 | 12.57 | 11.8 | 1.33 | 2.08 | 2.00 | 10.57 | 83.48 | 55.80 | 0.60 | 0.19 | 7.37 | 10 | 11.1 | 0.0 | 0.00 | |
| 38 | Lawhorn | 12+50.00 | 14.50 | RT | 100 | 0.5 | 38 | 10 | 9.8 | 0.91 | 4.5 | | 4.5 | Local | Sag | 0.0175 | 0.70% | 6" Rooftop | 3.57% | | 0.5 | 2 | 0.5 | 0.35 | 14 | 9.69 | 11.8 | 1.12 | 2.08 | 1.06 | 7.69 | 63.04 | 23.90 | 0.73 | 0.22 | 1.88 | 10 | 11.1 | 0.0 | 0.00 | |


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TBPE FIRM •5951

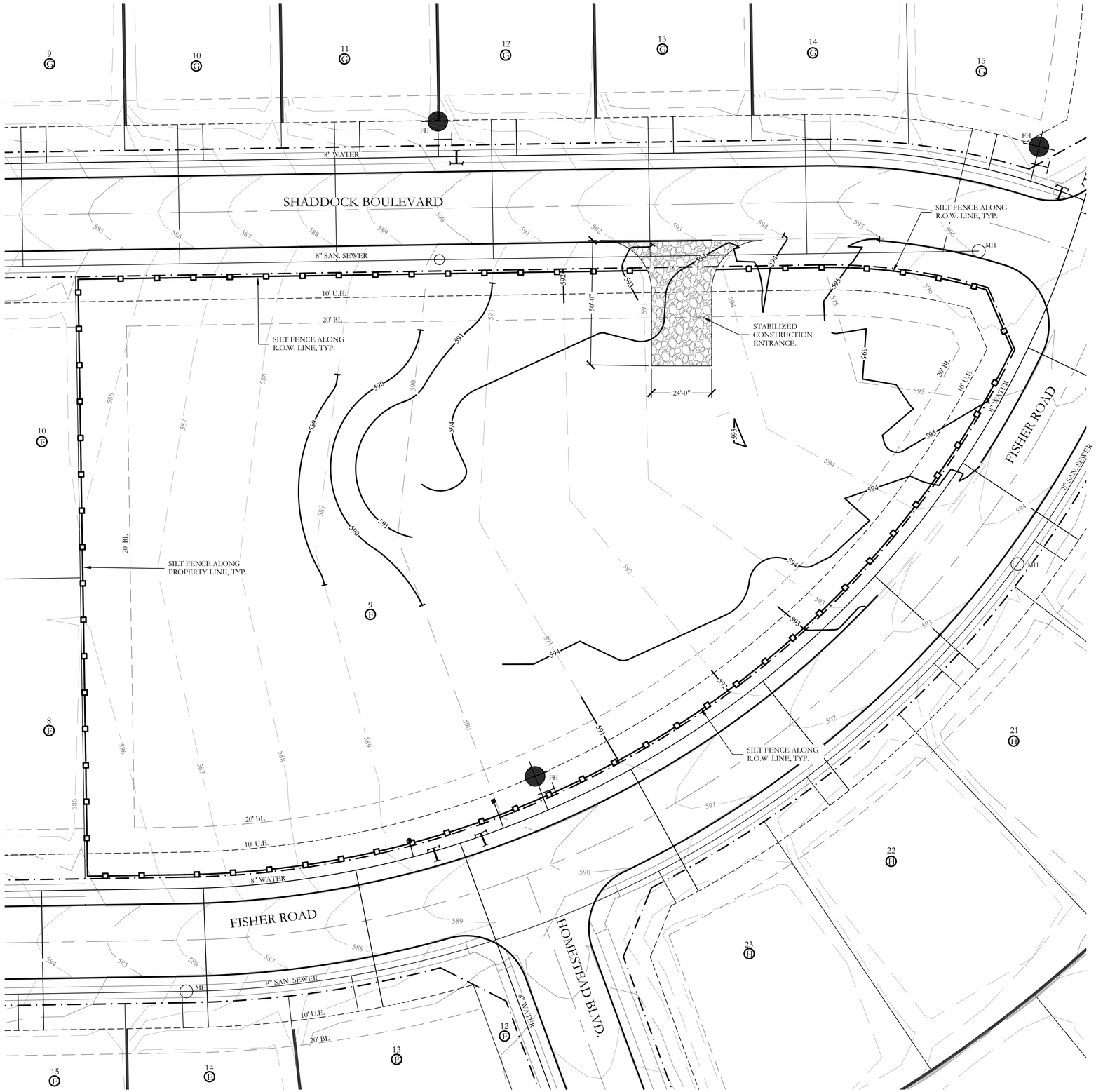

DEVELOPMENT PLANS FOR
HOMESTEAD
PHASE I
ROCKWALL, TEXAS

INLET CALCULATIONS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF BRANDON DAVIDSON, P.E. •87682. IT SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

| DRAWN BY | DESIGNED BY | CHECKED BY | SHEET NO. |
|---|---|---|---|
| JOB NUMBER 21048 | DATE DECEMBER 2021 | SCALE: 1" = 100' | 31 |

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.




## LEGEND

SILT FENCE WITH WIRE MESH BACKING

STABILIZED CONSTRUCTION ENTRANCE

REFER TO SHET L2 FOR EROSION CONTROL CONSTRUCTION DETAILS.

## EROSION CONTROL NOTES

1. ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS AND CONDITIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY(TCEQ) AND AUTHORITY OF THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM(TPDES).
2. THE NOTICE OF INTENT (NOI), AS REQUIRED BY THE GENERAL PERMIT, MUST BE PROPERLY DISPLAYED ON SITE AT ALL TIMES BY EACH OPERATOR.
3. ALL RELEASES OF REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALLBE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR AND EPA.
4. THE CONTRACTOR SHALL COMPLETE AND CERTIFY EROSION CONTROL INSPECTION REPORTS EVERY FOURTEEN DAYS OR WITHIN 24 HOURS OF A RAINFALL EVENT.THE CONTRACTOR SHALL DOCUMENT THE RESULTS WITHIN THE STORM WATER PREVENTION POLLUTION PLAN(S.W.P.P.P.). COPIES OF THE INSPECTION REPORTS SHALL ACCOMPANY THE CONTRACTOR'S MONTHLY PAYREQUEST. THE CONTRACTOR SHALL NOT BE PAID UNTIL SAID REPORTS AREPRESENTED TO THE OWNER/OWNER'S REPRESENTATIVE. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION UNTIL THE UTILITYCONTRACTOR BEGINS HIS WORK. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS UNTIL THE PAVING CONTRACTOR BEGINS HISWORK. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS UNTIL THE EARTHWORK CONTRACTOR BEGINS FINAL LOT BENCHING OPERATIONS. THE EARTHWORK CONTRACTOR SHALL MAKE REMAINING INSPECTIONS UNTIL PROJECT IS ACCEPTED BY THE CITY.
5. MODIFICATIONS TO THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED AND BE IN-PLACE WITHIN A SEVEN CALENDAR DAY PERIOD.
6. IF ANY CONTRACTOR SEES A VIOLATION BY AN OPERATOR OR ANOTHER CONTRACTOR, HE SHALL NOTIFY THE OPERATOR AND CONTRACTOR IN VIOLATION, AS WELL AS THE FACILITY OPERATOR.
7. EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING.
8. ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DIKES WHEN SILT DEPTH REACHES SIX INCHES. REMOVAL OF SILT DEPOSITS BY THE CONTRACTOR SHALL BE INCIDENTAL TO THE PERFORMANCE OF THE CONTRACT AND A SEPARATE BID ITEM SHALL NOT BE INCLUDED.
9. THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR THE CITY.
10. AFTER INSTALLATION OF PAVEMENT, FINAL LOT BENCHING AND GENERAL CLEANUP, THE GRASS GROUNDCOVER SHALL BE ESTABLISHED IN ALL STREET PARKWAYS, LOTS AND ALL OTHER DISTURBED AREAS. MATERIALS SHALL BE AS SPECIFIED IN ITEM 2.15 AND SEEDING SHALL BE IN ACCORDANCE WITH ITEM 3.10 OF THE NCTCOG STANDARD SPECIFICATIONS. DEPENDING UPON SCHEDULE FOR HOUSE CONSTRUCTION, GRASS ESTABLISHMENT MAY BE WAIVED ON A SINGLE LOT BASIS IF HOUSE CONSTRUCTION BEGINS IMMEDIATELY ON THAT LOT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS AND STORM DRAINAGESYSTEMS FROM EROSION DEPOSITS.
12. IF ANY EROSION CONTROL IS REMOVED FOR CONSTRUCTION AND/OR ACCESSPURPOSES, THE CONTRACTOR SHALL REPLACE IT AT THE END OF THE WORK DAY.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A DUMPSTER (OR EQUAL) TO COLLECT SOLID WASTE MATERIALS DURING CONSTRUCTION.

## SILT FENCE CONSTRUCTION NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF TWO FEET.
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 THE FENCE CANNOT BE TRENCHED(I.E. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH SHOULD BE A MINIMUM OF SIX INCHES DEEP AND SIXTEEN INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP AND SECURELY FASTENED WHERE ENDS OF THE FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY 2 WEEKS AND AFTER EACH ONE-HALF INCH RAINFALL. FREQUENT REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE SILT FENCE. THE SILT FENCE SHALL BE DISPOSED OF IN AN APPROVED SPOIL SITE OR IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
9. AT POINT OF SURFACE FLOW CONCENTRATION REINFORCE SILT FENCE WITH WIRE MESH BACKING ON DOWNSTREAM SIDE OF FENCE.

## STABILIZED CONSTRUCTION ENTRANCE NOTES

1. STONE FOR CONSTRUCTION ENTRANCE SHALL BE 4"-6" DIAMTER AT GREATEST DIMENSION AND SHALL BE INSTALLED TO A COMPACTED DEPTH OF TWELVE INCHES. NO CRUSHED OR RECYCLED CONCRETE ALLOWED.
2. IF CONSTRUCTION ENTRANCE CROSSES A DRAINAGE DITCH, SWALE, ETC., A DRAINAGE PIPE SHALL BE INSTALLED WITH MIN. 12 INCHES COVER OF CRUSHED STONE. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
3. 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 PUBLIC STREET AND THE STABILIZED ENTRANCe.

## SITE INFORMATION

LAND AREA: 1.60 ACRES
69,696.00 SQ. FT.

DISTURBED AREA: 1.60 ACRES
69,696.00 SQ. FT

**BENCHMARK**
**ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LN. AND DIAMOND WAY DR. +1' NORTH OF CURB LINE IN CENTER OF CURVE.**
**ELEV.=600.48**

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.

**OWNER / DEVELOPER:**

**SHADDOCK HOMES, INC**
**2400 DALLAS PARKWAY, SUITE 460**
**MCKINNEY, TEXAS 75093**
**PH. 972-526-7645**
**CONTACT: LORA ERDMAN**

**LANDSCAPE ARCHITECT/CIVIL ENGINEER:**

**JOHNSON VOLK CONSULTING**
**704 CENTRAL PARKWAY EAST, SUITE 1200**
**PLANO, TEXAS 75074**
**PH. 972-201-3100**
**CONTACT: CODY JOHNSON, RLA, ASLA, LI**

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SCALE 1" = 20'

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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

HOMESTEAD
PHASE I - AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY

EROSION CONTROL PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 10, 2024

SCALE:
REFER TO PLANS
One Inch

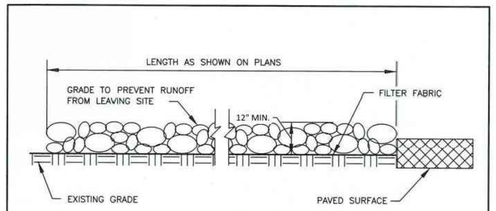
JVC No SHA012A

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CITY CASE NO. E2024-006 & SP2023-046

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| STABILIZED CONSTRUCTION ENTRANCE | CITY OF ROCKWALL | STANDARD SPECIFICATION REFERENCE 202.11 * | DATE Mar. 2018 | STANDARD DRAWING NO. R-1070A |
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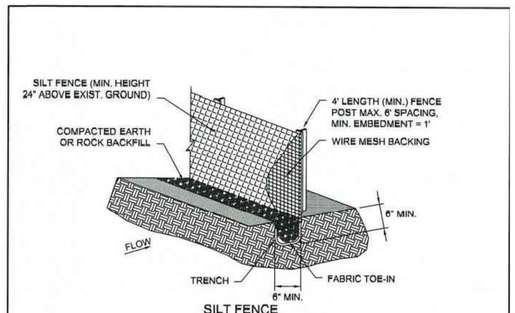
Page 252

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

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

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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY

EROSION CONTROL DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 10, 2024

SCALE: REFER TO PLANS
One Inch

JVC No SHA012A

L2

CITY CASE NO. E2024-006 & SP2023-046

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To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.




## LEGEND

| | | | |
|---|---|---|---|
| ④ | PROPOSED PARKING COUNT | | EXISTING 1" DOMESTIC WATER METER |
| H/C | PROPOSED HANDICAP PARKING SPACE | | EXISTING 1.5" IRRIGATION WATER METER |
| BFR | PROPOSED BARRIER FREE RAMP | H | HANDICAP PARKING SIGN |
| FH | EXISTING FIRE HYDRANT | | PROPOSED STONE RETAINING WALL |
| MH | EXISTING SANITARY SEWER MANHOLE | | ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA) |
| | EXISTING WATER MAIN W/ VALVE | G | 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE |
| | EXISTING SANITARY SEWER | WG | 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE |
| | RIGHT-OF-WAY | | 6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE |
| 593 | EXISTING CONTOUR INTERVAL | | FIRELANE PAVING PER CITY STANDARD DETAILS |
| 592 | PROPOSED CONTOUR INTERVAL | | PARKING STALL PAVING PER CITY STANDARD DETAILS |
| FFE 594.40 | FINISHED FLOOR ELEVATION | | |
| | DRIVE APPROACH PAVING PER CITY STANDARD DETAILS | | |

## PAVING NOTES

1. PAVING FOR THE FIRELANE SHOWN HEREIN SHALL BE 6" THICK; 3,600 PSI CONCRETE; 6.5 SACK MIX; #3 BARS AT 24" ON CENTER EACH WAY.
2. PAVING FOR PARKING STALLS SHOWN HEREIN SHALL BE 5" THICK; 3,600 PSI CONCRETE; 6.5 SACK MIX; #3 BARS AT 24" ON CENTER EACH WAY.
3. PAVING FOR RESIDENTIAL STREETS AND DRIVEWAY APPROACHES WITHIN ROW SHOWN HEREIN SHALL BE 6" THICK; 3,600 PSI CONCRETE; 6.5 SACK MIX; #3 BARS AT 24" ON CENTER EACH WAY.
4. 5' WIDTH SIDEWALKS SHOWN HEREIN SHALL BE 4" THICK; 3,000 PSI CONCRETE; 5.5 SACK MIX; #3 BARS AT 24" ON CENTER EACH WAY.
5. 6' WIDTH AND 8' WIDTH SIDEWALKS SHOWN HEREIN SHALL BE 6" THICK; 3,600 PSI CONCRETE; 6.5 SACK MIX; #3 BARS AT 24" ON CENTER EACH WAY.

SUBGRADES SHALL BE COMPACTED AND FINISHED TO A SMOOTH UNIFORM SURFACE. ALL PUBLIC ROADWAYS SHALL USE A MINIMUM SIX (6) INCH LIME STABILIZED SUBGRADE OR EIGHT (8) TO TEN (10) INCHES OF APPROVED FLEXBASE. THE LIME STABILIZATION SHALL BE USED FOR THE FULL WIDTH OF THE STREET, BACK-OF-CURB TO BACK-OF-CURB, PLUS 12-INCHES ON THE OUTSIDE OF THE CURB. THE MINIMUM LIME CONTENT SHALL BE SIX (6) PERCENT OF THE DRY WEIGHT OF THE MATERIAL (I.E. AT LEAST 27 LBS PER SQUARE YARD). LIME STABILIZATION OR CEMENT STABILIZATION MAY BE REQUIRED FOR SOILS SHOWING A PI OF 15 OR LESS. TYPE OF STABILIZATION AND PAVING DESIGN WILL BE DETERMINED PRIOR TO PAVEMENT CONSTRUCTION BY A CERTIFIED GEOTECHNICAL TESTING LAB. THE SUBGRADE MATERIALS WILL BE TESTED AND INSTALLED IN ACCORDANCE TO THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG'S) STANDARD SPECIFICATIONS FOR CONSTRUCTION, UNLESS OTHERWISE APPROVED BY THE CITY OF ROCKWALL. IN GENERAL, THE SOILS TESTING WILL INCLUDE THE TESTING OF ATTERBERG LIMITS AND TESTING OF SULFATES TO DETERMINE IF LIME STABILIZATION IS INFEASIBLE. LABORATORY TESTS MUST BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR APPROVAL. SUBGRADES SHOULD BE COMPACTED TO 95% STANDARD DENSITIES. NO SAND IS ALLOWED UNDER ANY PAVING OR PEDESTRIAN FACILITY.

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.

BUILDING, POOL, FENCE, AND IRRIGATION ALL TO BE PERMITTED SEPARATE BUILDING PERMITS.

NOTE: ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED. NO SMOOTH FACE ALLOWED. ALL RETAINING WALLS 5' OR GREATER MUST BE ENGINEERED AND PLANS REVIEWED AND APPROVED BY CITY.

SCALE 1" = 20'

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HOMESTEAD
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
DIMENSION CONTROL AND PAVING PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 10, 2024

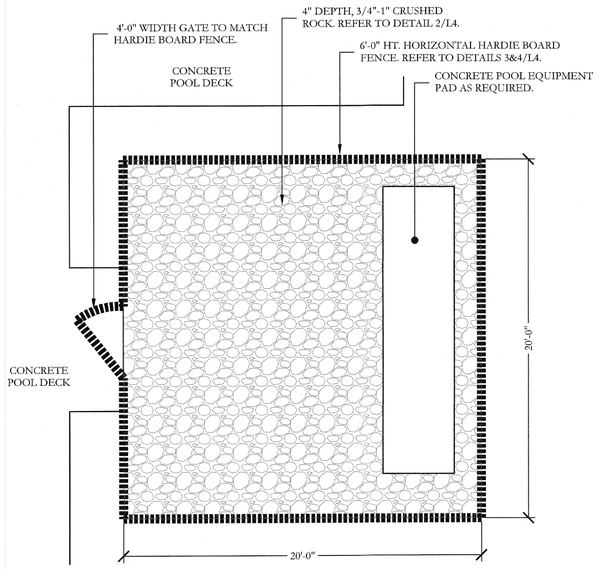
SCALE: REFER TO PLANS
One Inch
JVC No SHA012A

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CITY CASE NO. E2024-006 & SP2023-046

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1 POOL EQUIPMENT & TRASH TOTE ENCLOSURE
PLAN
SCALE: 1/4" = 1'-0"



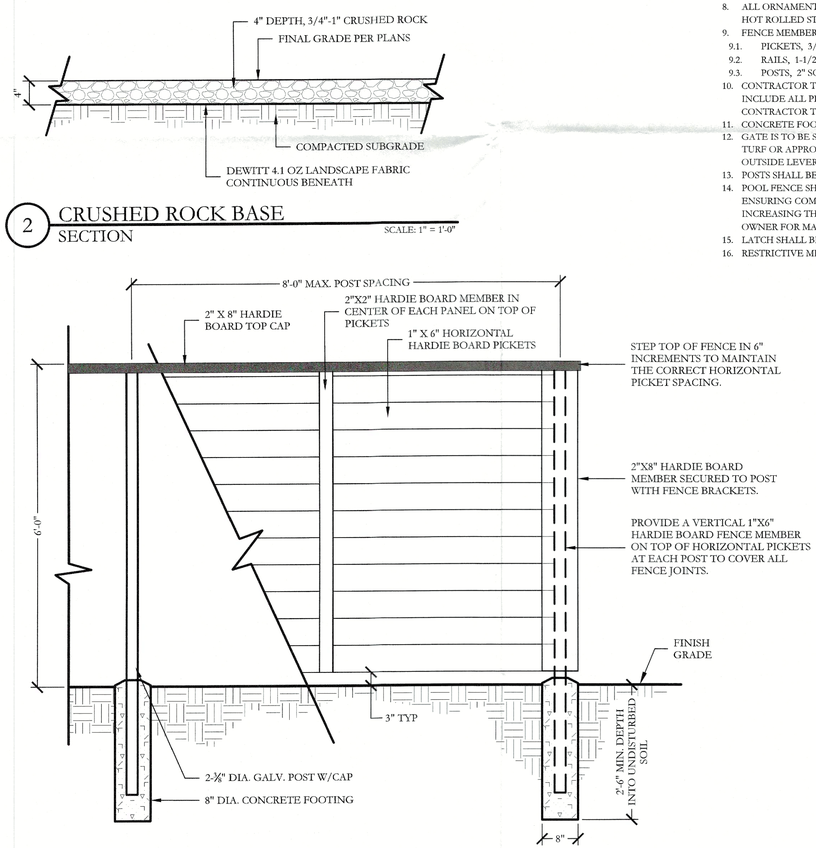

2 CRUSHED ROCK BASE
SECTION
SCALE: 1" = 1'-0"

## HORIZONTAL HARDIE BOARD FENCE NOTES

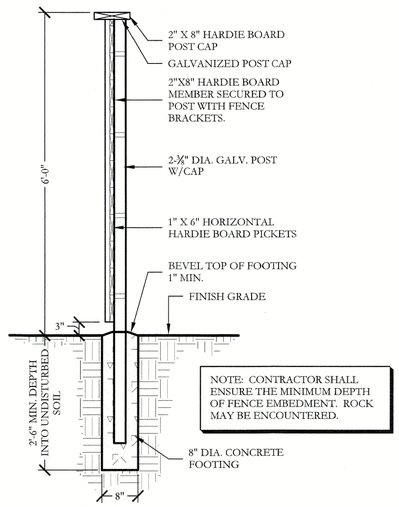
1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE TOWN AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL CODES AND REQUIREMENTS.
4. HARDIE BOARD MATERIAL FOR FENCE
   - 4.1. STRINGERS - HARDIE BOARD MATERIAL OR BETTER.
   - 4.2. PICKETS - HARDIE BOARD MATERIAL OR BETTER.
   - 4.3. CAPS - HARDIE BOARD MATERIAL OR BETTER.
5. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.
6. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC.. ARE TO BE HOT DIPPED GALVANIZED.
7. ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS. STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS; DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
8. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.
9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL MATERIAL SURFACES.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
11. ALL HARDIE BOARD MEMBERS SHALL RECEIVE TWO COATS OF MARINE GRADE PAINT; FINISH AND COLOR SHALL MATCH THE BUILDING FACILITY.

## ORNAMENTAL METAL FENCE NOTES

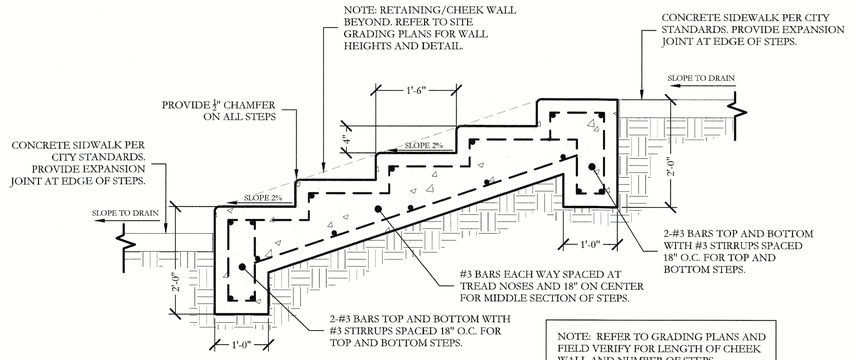
1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS. GRIND SMOOTH ALL WELDS.
6. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF URBANE BRONZE (SW7048) BY SHERWIN WILLIAMS PAINT CO., COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE.
8. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
9. FENCE MEMBER SIZES TO BE AS FOLLOWS:
   - 9.1. PICKETS, 3/4" SQUARE 16 GA.
   - 9.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
   - 9.3. POSTS, 2" SQUARE 11 GA.
10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
12. GATE IS TO BE SELF CLOSING. FALCON B561DBD626 SATIN CHROME DANE SPIC CLASSROOM LOCK BY A&H TURF OR APPROVED EQUAL. DEADLOCKING LATCH BOLT BY LEVERS. OUTSIDE LEVER IS LOCKED BY KEY IN OUTSIDE LEVER. INSIDE LEVER IS ALWAYS FREE.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 7'-0" O.C.
14. POOL FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UP-SIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.
15. LATCH SHALL BE SELF LATCHING, ON POOL SIDE OF ENCLOSURE AT A MIN. 42" ABOVE FINISH PAVING.
16. RESTRICTIVE MESH SHALL HAVE NO OPENINGS GREATER THAN 1/2".



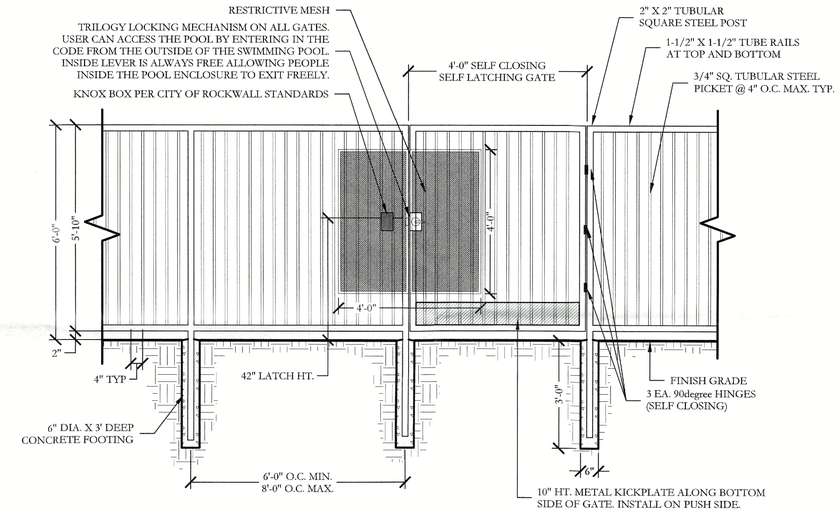

3 6'-0" HT. HORIZONTAL HARDIE BOARD FENCE
ELEVATION
SCALE: 3/4"=1'-0"



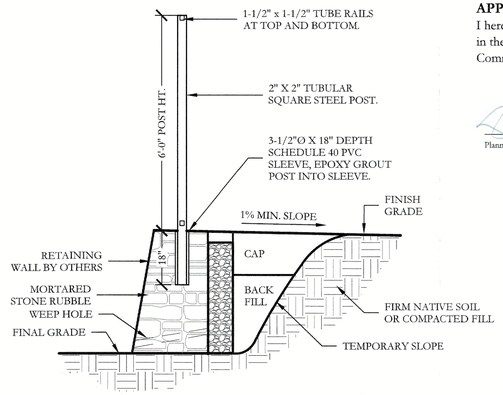

4 6'-0" HT. HARDIE BOARD FENCE
SECTION
SCALE: 3/4"=1'-0"




5 TYPICAL CONCRETE STAIR DETAIL
SECTION
NOT TO SCALE




6 6'-0" HT. ORNAMENTAL METAL FENCE AND GATE
ELEVATION
SCALE: 1/2"= 1'-0"




7 6'-0" HT. ORN. METAL FENCE ATOP RET. WALL
SECTION
SCALE: 1/2"=1'-0"

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 12 day of December, 2023.

WITNESS OUR HANDS, this 12 day of December 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

PERMITTED BY BUILDING INSPECTORS.

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

HOMESTEAD
PHASE I - AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
SITE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
December 05, 2023

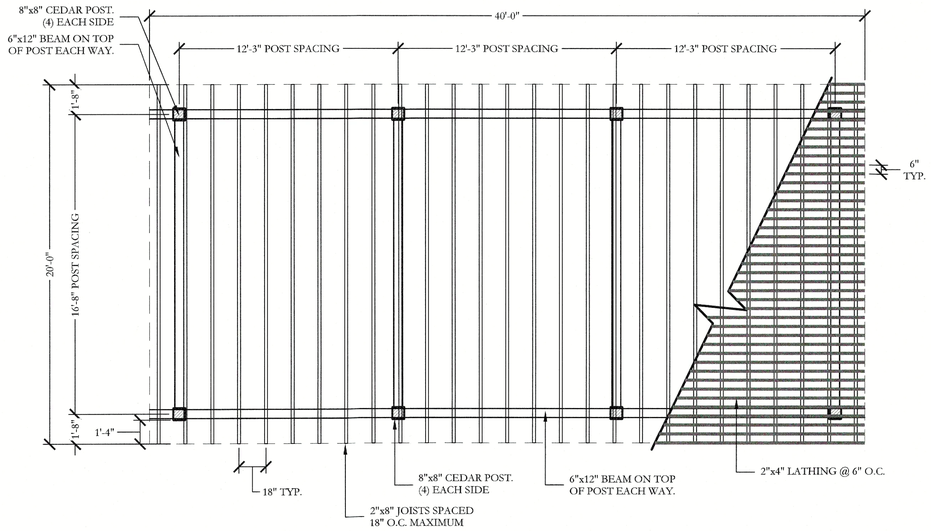
SCALE:
REFER TO DETAILS
One Inch
JVC No SHA012A

L4

CITY CASE NO. SP2023-046

\\jvc-fp1\jvc landscape\ojvs dmv\ projects\ sha012a\ dwg\ sha012a-sp.dwg

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

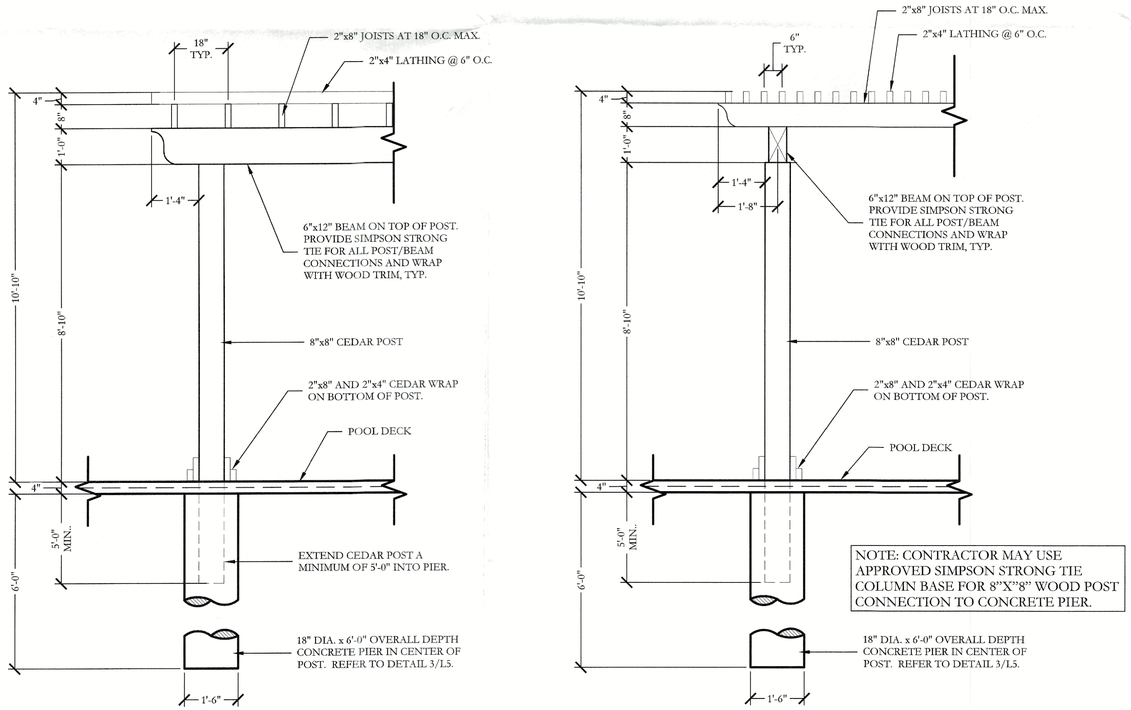



1 20'-0" x 40'-0" CEDAR SHADE STRUCTURE
PLAN

SCALE: 1/4" = 1'-0"

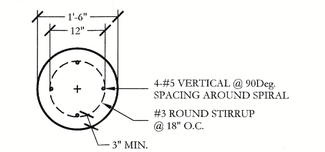
## CEDAR SHADE STRUCTURE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE CITY AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY CODES AND REQUIREMENTS.
4. WOOD MATERIAL FOR FENCE
   - 4.1. JOIST-CEDAR, #2 GRADE OR BETTER.
   - 4.2. BEAM-CEDAR, #2 GRADE OR BETTER.
   - 4.3. POST- CEDAR, #2 GRADE OR, BETTER
5. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC... ARE TO BE HOT DIPPED GALVANIZED.
6. IF SIMPSON STRONG TIES ARE USED FOR SECURING THE BEAMS TO POSTS, CONTRACTOR SHALL HIDE THE BRACKETS WITH CEDAR TRIM.
7. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
9. ALL WOOD MEMBERS SHALL RECEIVE TWO COATS OF PREMIUM STAIN OR MARINE GRADE PAINT; FINISH AND COLOR SHALL MATCH THE BUILDING FACILITY. .

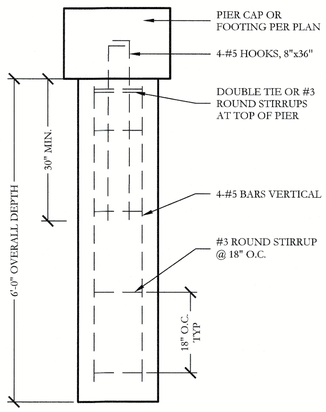



2 20'-0" x 40'-0" CEDAR SHADE STRUCTURE
SECTION

SCALE: 1/2" = 1'-0"




PLAN/SECTION



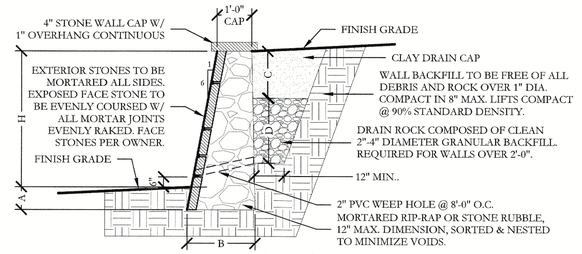

SECTION

3 PIER (18" DIA.)
SECTION

SCALE: 3/4" = 1'-0"

| WALL DIMENSION SCHEDULE (BASED ON CLAY (CH) SOIL) | | | |
|---|---|---|---|
| HEIGHT (H) | 1' | 2' | 3' |
| BASE DEPTH (A) | 6" | 9" | 12" |
| BASE WIDTH (B) | 14" | 16" | 18" |
| CAP DEPTH (C) | FULL | FULL | 24" |
| GRAVEL DEPTH (D) | N/A | N/A | 12" |
| BATTER | 2" | 4" | 6" |

GENERAL NOTES:
1. NO STRUCTURAL SURCHARGE ANTICIPATED FOR STRUCTURES LOCATED DISTANCE EQUAL TO 1.5H FROM WALL.
2. TYPE S MORTAR REQUIRED.
3. CONTROL JOINTS AT 25' MAXIMUM SPACING..
4. INSTALL 2" PVC WEEP HOLES FOR ALL WALLS 2'-0" HEIGHT AND OVER @ 8'-0" O.C. SPACING.
5. MINIMUM 2% AND MAXIMUM 4:1 TOE SLOPE AT FINISH GRADE.




4 3' MAX. HEIGHT GRAVITY RETAINING WALL DETAIL
SECTION

NOT TO SCALE

## RETAINING WALL NOTES

1. DESIGN BASED ON JOHNSON VOLK CONSULTING GRADING AND DRAINAGE PLAN DATED December 05, 2023 AND SUBSURFACE EXPLORATION, FOUNDATION ANALYSIS AND PAVEMENT RECOMMENDATIONS REPORT (NO. D211141) DATED NOVEMBER 01, 2021 BY TERRADYNE ENGINEERING, INC. AS PROVIDED BY CLIENT.
2. NO STRUCTURAL SURCHARGE ANTICIPATED FOR STRUCTURES LOCATED DISTANCE EQUAL TO 1.5H FROM WALL.
3. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
4. ALL MORTAR SHALL BE TYPE S.
5. CONTROL JOINTS AT 25' MAXIMUM SPACING.
6. 4" STONE VENEER TO MATCH BUILDING FACADE PER ARCHITECTURE PLANS.
7. MINIMUM 2% TOP & TOE SLOPE AT FINISH GRADE.
8. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
9. LAYOUT OF PROPOSED WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
10. WALL SUBGRADE SHOULD BE CLOSELY MONITORED DURING EXCAVATION. UNSUITABLE MATERIALS AT THE FOUNDATION LEVEL SHOULD BE REMOVED AND REPLACED WITH LEAN CONCRETE (MIN. 2000 PSI @ 28 DAYS) OR COMPACTED FLEX BASE MATERIAL.
11. PERIODIC OBSERVATION BY ENGINEER OR RECORD DURING CONSTRUCTION IS RECOMMENDED IN ORDER TO PROVIDE OVERALL OPINION AS TO CONTRACTOR'S ADHERENCE TO PLANS AND SPECIFICATIONS. THIS IN NO WAY IS A GUARANTEE OR WARRANTY AS TO CONTRACTOR'S WORK.
12. CONTRACTOR SHALL PROVIDE ENGINEER MINIMUM 72 HOURS NOTICE PRIOR TO BEGINNING CONSTRUCTION TO SCHEDULE REQUIRED INSPECTIONS.
13. DUE TO EXPANSIVE CLAY SOILS IN THIS AREA IT IS RECOMMENDED THAT PROPERTY OWNER(S) MAINTAIN GOOD WATERING PRACTICES TO LIMIT SOIL MOVEMENTS AND EXCESSIVE PRESSURES ON WALL.

**APPROVED:**

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 12 day of December, 2023.

WITNESS OUR HANDS, this 12 day of December, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

HOMESTEAD
PHASE I - AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
SITE DETAILS

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December 05, 2023

SCALE: REFER TO DETAILS
One Inch

JVC No SHA012A

L5

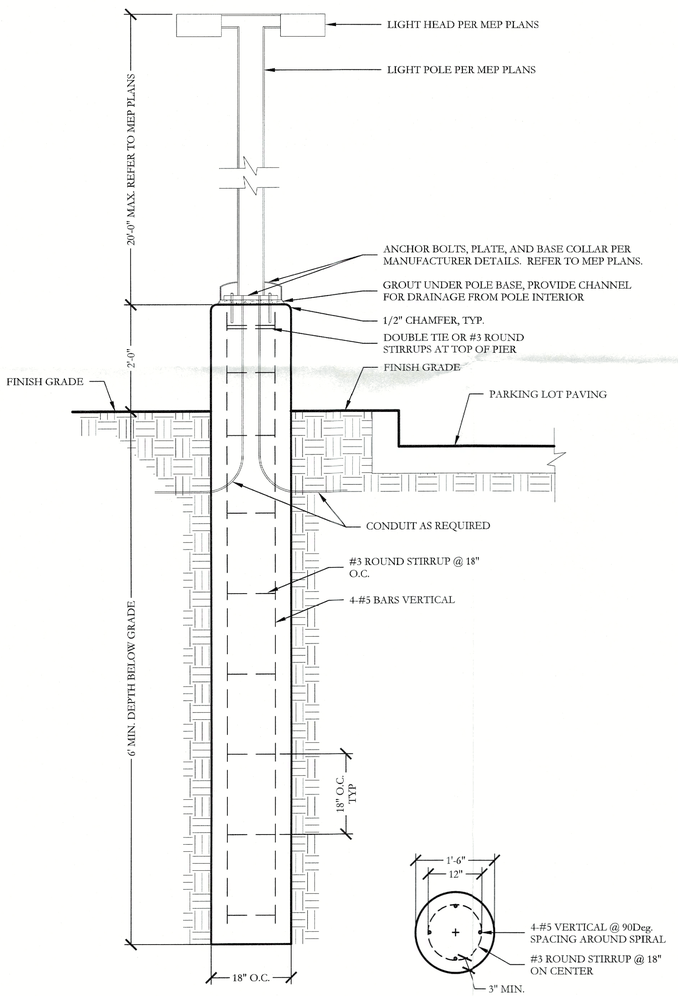
CITY CASE NO. SP2023-046

\\jvc-fp1\jvc landscape\2p-z drive\projects\sha012a\dwg\sha012a-sp.dwg

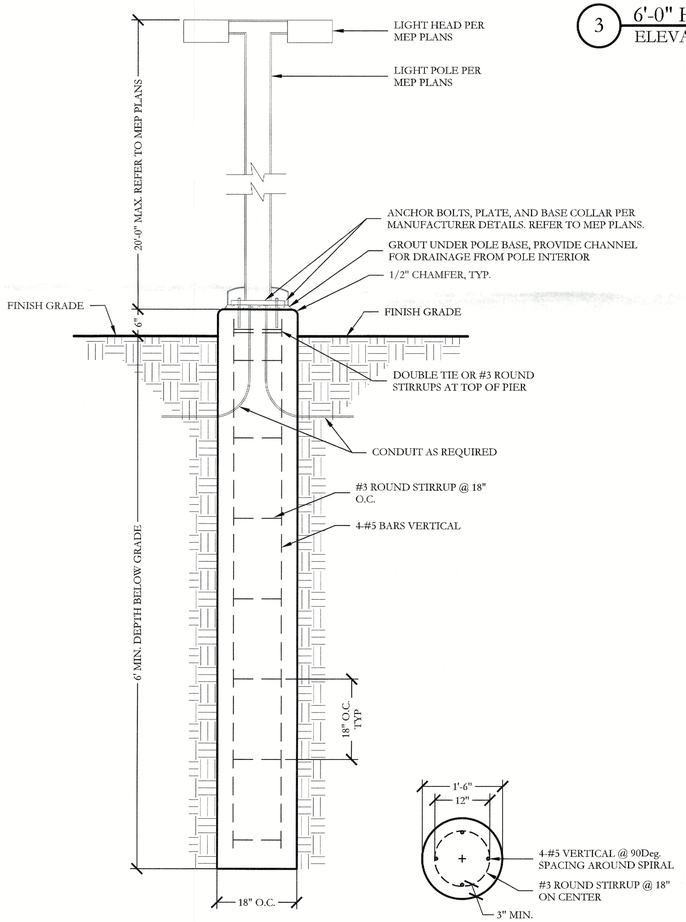
To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

## ORNAMENTAL METAL FENCE NOTES

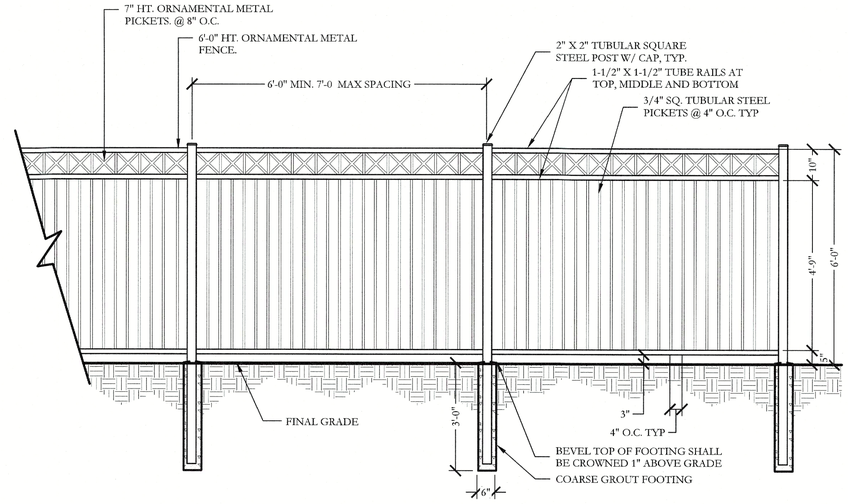
1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
    - 10.1. PICKETS, 3/4" SQUARE 16 GA.
    - 10.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
    - 10.3. POSTS, 2" SQUARE 11 GA.
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
12. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH FOR 2" SQUARE POSTS AND 2X POST WIDTH FOR 6" SQUARE POSTS.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 8'-0" O.C.
14. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.



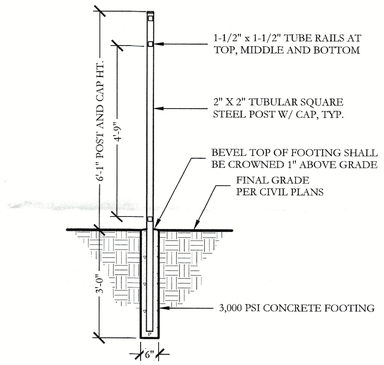

1 LIGHT POLE WITHIN PARKING LOT
PLAN/SECTION
SCALE: 3/4" = 1'-0"




2 LIGHT POLE WITHIN POOL AREA
PLAN/SECTION
SCALE: 3/4" = 1'-0"




3 6'-0" HT. ORNAMENTAL METAL FENCE
ELEVATION
SCALE: 1/2"=1'-0"




4 TYP. METAL POST FOOTING
SECTION
SCALE: 1/2"=1'-0"

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 12 day of December, 2023.

WITNESS OUR HANDS, this 12 day of December, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

HOMESTEAD
PHASE I - AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
SITE DETAILS

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

December 05, 2023

SCALE:
REFER TO DETAILS
One Inch

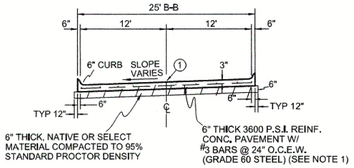
JVC No SHA012A

L6

CITY CASE NO. SP2023-046

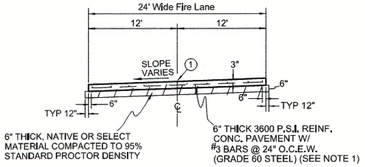
\\vc-fp1\vc_landscape\cjs-a drive\projects\sha012a\dwg\sha012a-ap.dwg

To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.




1 SAWED LONGITUDINAL CONTRACTION OR CONSTRUCTION JOINT

**24' Wide Fire Lane with Curbs**
**(Not to Scale)**



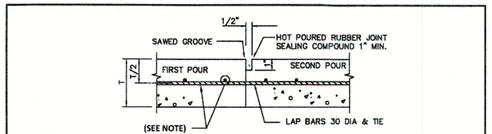

**24' Wide Fire Lane**
**(Not to Scale)**

NOTES:

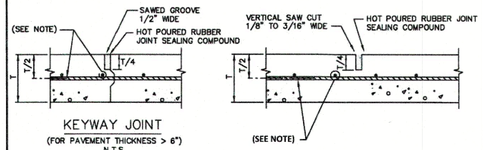
1. Street pavement cement content to be no less than 6 sacks per cubic yard for machine placed and not less than 6.5 sacks per cubic yard for hand placed.
2. Sidewalk Cement content of not less than 5.5 sack per cubic yard.
3. No sand allowed under pavement or sidewalks.

| REINFORCED CONCRETE PAVEMENT | CITY OF ROCKWALL | |
|---|---|---|
| FIRE LANE | | DATE: AUG. '19 \| DRAWING NO.: R-2041 |

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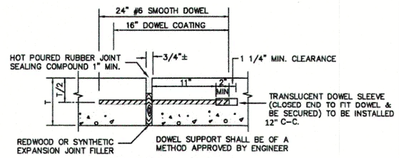

CONSTRUCTION JOINT
N.T.S.




KEYWAY JOINT
(FOR PAVEMENT THICKNESS > 6")
N.T.S.

SAWED CONTRACTION JOINT
N.T.S.

NOTE:
REINFORCING SHALL BE - #3 BARS AT 24" FOR 6" THICK PAVEMENT AND LESS. #4 BARS AT 18" FOR 8" THICK PAVEMENT AND GREATER.

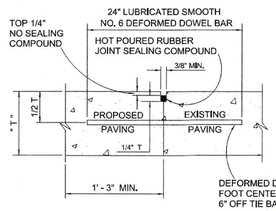



EXPANSION JOINT
(SPACED 600 FT. MAXIMUM; LOCATE AT STRUCTURES AND AT INTERSECTION P.C.'S & P.T.'S)
N.T.S.

| 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

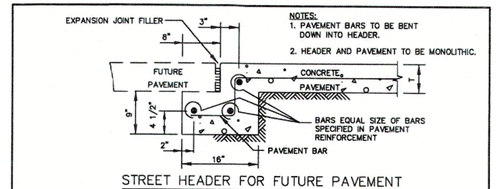
1. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
2. DEFORMED DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
3. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.

LONGITUDINAL BUTT JOINT
NOT TO SCALE

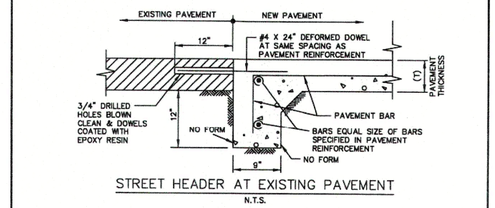
| REINFORCED CONCRETE PAVEMENT | CITY OF ROCKWALL | |
|---|---|---|
| LONGITUDINAL BUTT JOINT | | DATE: DEC '22 \| DRAWING NO.: R-2051 |



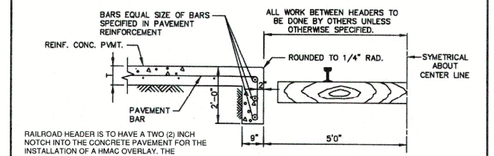
Page 267




STREET HEADER FOR FUTURE PAVEMENT
N.T.S.




STREET HEADER AT EXISTING PAVEMENT
N.T.S.

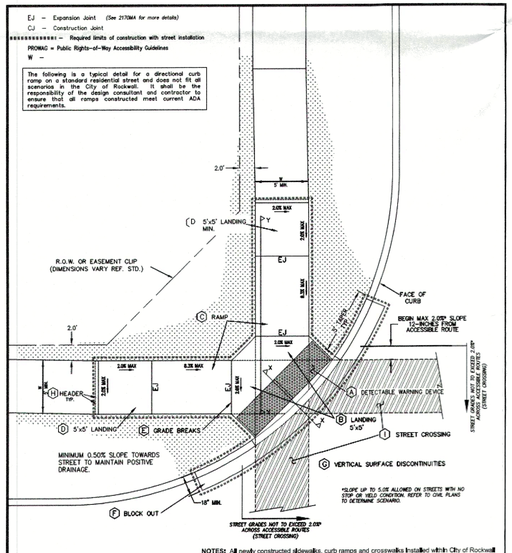



RAILROAD HEADER IS TO HAVE A TWO (2) INCH NOTCH INTO THE CONCRETE PAVEMENT FOR THE INSTALLATION OF A HMAC OVERLAY. THE CONCRETE UNDER THE HMAC IS TO BE THE FULL STREET THICKNESS. THE NOTCH SHOULD START AT THE END OF THE PAVEMETN AND GO TWENTY (20) FEET UP THE ROAD AWAY FROM THE CROSSING.

STREET HEADER AT RAILROAD
N.T.S.

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

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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 |

Page 269

(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.

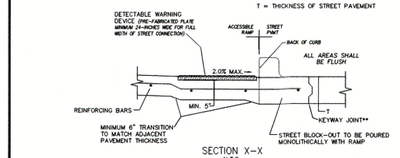
(I) Street crossings shall adhere to same guidelines as other accessible routes within public right-of-way, and shall be for the full width of the in-line accessible route. Cross slope shall not exceed 2%*. New street construction shall incorporate all ADA design requirements. It shall be the responsibility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

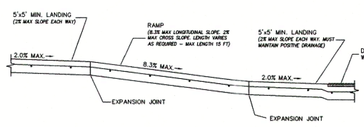
| DIRECTIONAL CURB RAMP | CITY OF ROCKWALL | |
|---|---|---|
| | | DATE: MAR. '17 \| DRAWING NO.: R-2125B |

Page 270




SECTION X–X
N.T.S.

**KEYWAY JOINT FOR NEW CONSTRUCTION. STREET CONNECTION SHALL BE LONGITUDINAL BUTT JOINT FOR CONNECTIONS TO EXISTING ROADWAYS.




SECTION Y–Y
N.T.S.

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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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: MAR. '17 \| DRAWING NO.: R-2125D |

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**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 12 day of December 2023.

WITNESS OUR HANDS, this 12 day of December 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

HOMESTEAD
PHASE I - AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
CITY OF ROCKWALL
CONSTRUCTION DETAILS

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.
December 05, 2023

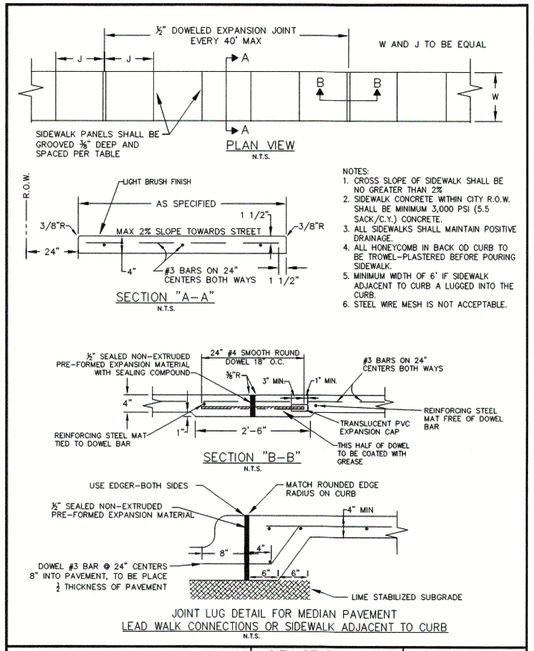
SCALE: REFER TO DETAILS
One Inch
JVC No SHA012A

L7

CITY CASE NO. SP2023-046

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To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.




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



Page 277

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 12 day of December, 2023.

WITNESS OUR HANDS, this 12 day of December, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

HOMESTEAD
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SCALE: REFER TO DETAILS
One Inch

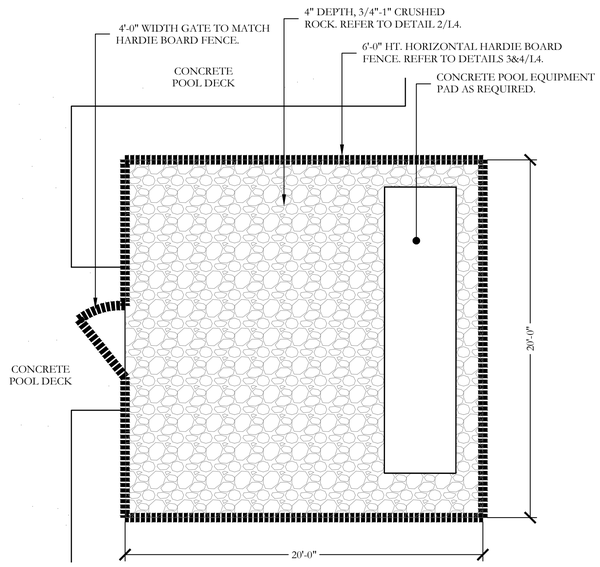
JVC No SHA012A

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CITY CASE NO. SP2023-046

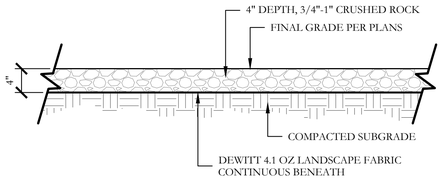
\\jvc-fp1\jvc_landscape\plot_drive\projects\sha012a\dwg\sha012a-rp.dwg

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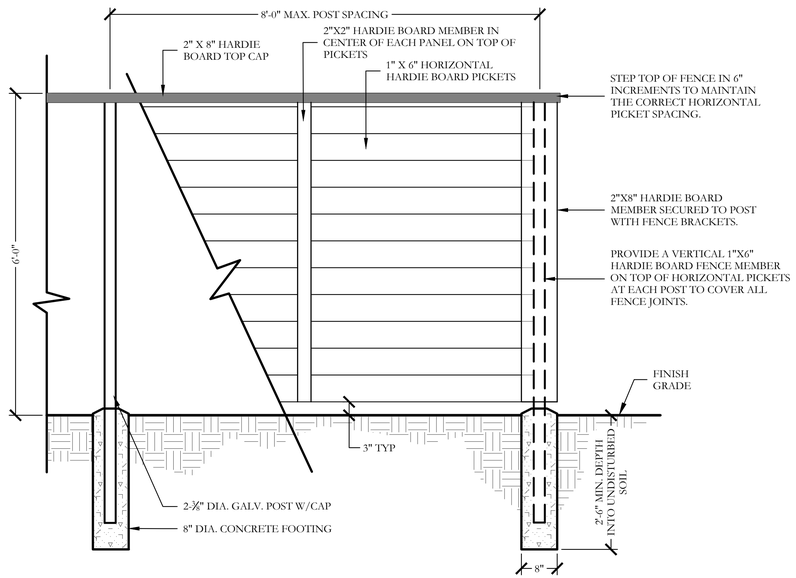

## 1 POOL EQUIPMENT & TRASH TOTE ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"




## 2 CRUSHED ROCK BASE SECTION

SCALE: 1" = 1'-0"




## 3 6'-0" HT. HORIZONTAL HARDIE BOARD FENCE ELEVATION

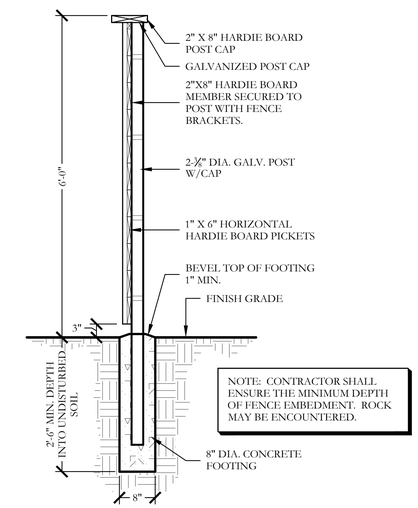
SCALE: 3/4"=1'-0"

## HORIZONTAL HARDIE BOARD FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE TOWN AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL CODES AND REQUIREMENTS.
4. HARDIE BOARD MATERIAL FOR FENCE
   - 4.1. STRINGERS - HARDIE BOARD MATERIAL OR BETTER.
   - 4.2. PICKETS - HARDIE BOARD MATERIAL OR BETTER.
   - 4.3. CAPS - HARDIE BOARD MATERIAL OR BETTER.
5. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.
6. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC.. ARE TO BE HOT DIPPED GALVANIZED.
7. ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS. STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS; DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
8. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.
9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL MATERIAL SURFACES.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
11. ALL HARDIE BOARD MEMBERS SHALL RECEIVE TWO COATS OF MARINE GRADE PAINT; FINISH AND COLOR SHALL MATCH THE BUILDING FACILITY.

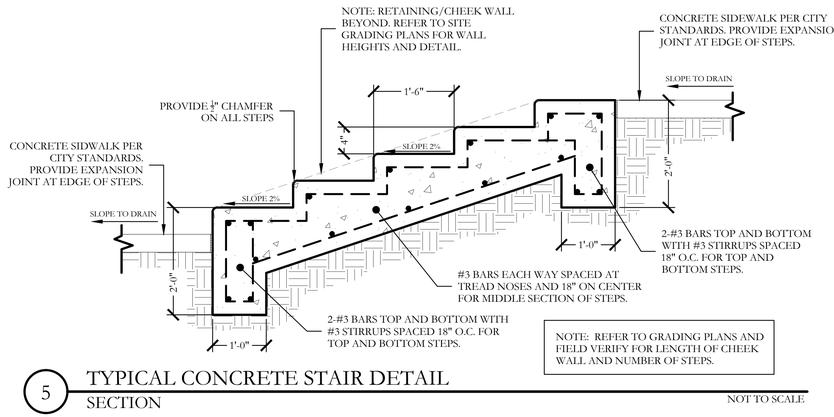
## ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS. GRIND SMOOTH ALL WELDS.
6. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF URBANE BRONZE (SW7048) BY SHERWIN WILLIAMS PAINT CO., COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE.
8. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
9. FENCE MEMBER SIZES TO BE AS FOLLOWS:
   - 9.1. PICKETS, 3/4" SQUARE 16 GA.
   - 9.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
   - 9.3. POSTS, 2" SQUARE 11 GA.
10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
12. GATE IS TO BE SELF CLOSING. FALCON B561DBD626 SATIN CHROME DANE SFIC CLASSROOM LOCK BY A&H TURF OR APPROVED EQUAL. DEADLOCKING LATCH BOLT BY LEVERS. OUTSIDE LEVER IS LOCKED BY KEY IN OUTSIDE LEVER. INSIDE LEVER IS ALWAYS FREE.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 7'-0" O.C.
14. POOL FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UP-SIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.
15. LATCH SHALL BE SELF LATCHING, ON POOL SIDE OF ENCLOSURE AT A MIN. 42" ABOVE FINISH PAVING.
16. RESTRICTIVE MESH SHALL HAVE NO OPENINGS GREATER THAN 1/2".



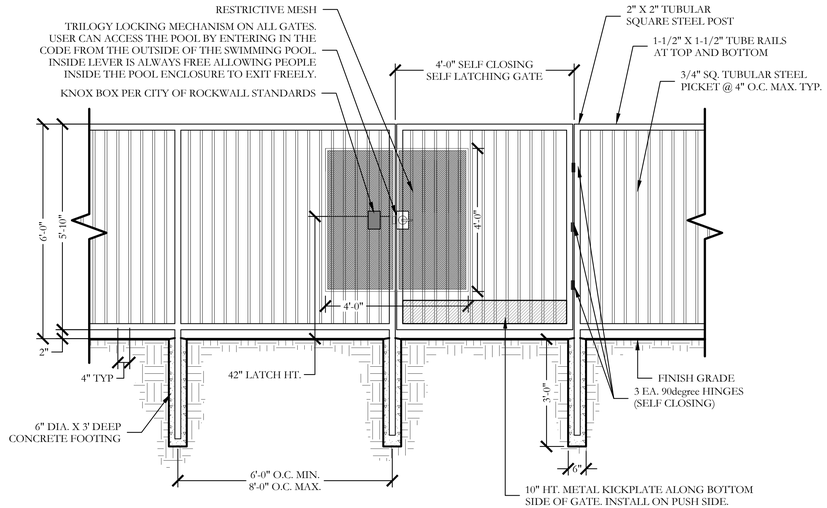

## 4 6'-0" HT. HARDIE BOARD FENCE SECTION

SCALE: 3/4"=1'-0"



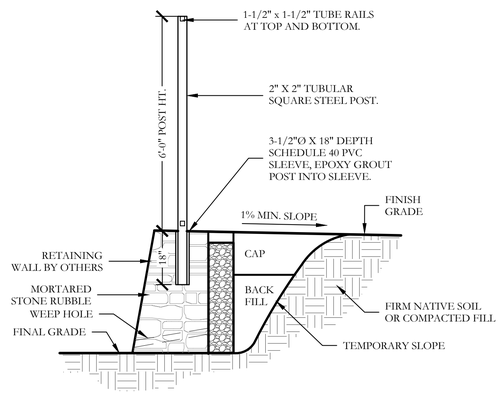

## 5 TYPICAL CONCRETE STAIR DETAIL SECTION

NOT TO SCALE




## 6 6'-0" HT. ORNAMENTAL METAL FENCE AND GATE ELEVATION

SCALE: 1/2"= 1'-0"




PERMITTED BY BUILDING INSPECTORS.

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.

## 7 6'-0" HT. ORN. METAL FENCE ATOP RET. WALL SECTION

SCALE: 1/2"=1'-0"

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

HOMESTEAD
PHASE I - AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
SITE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 10, 2024

SCALE:
REFER TO DETAILS
One Inch

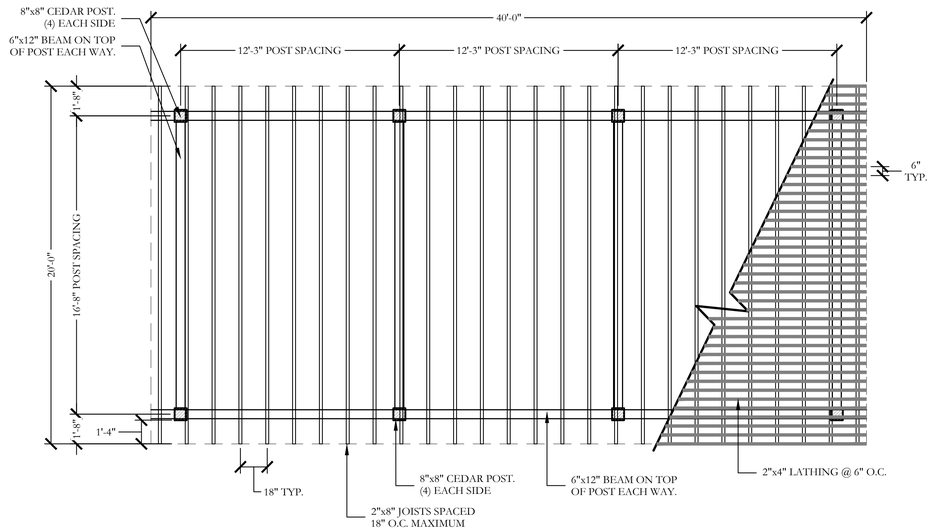
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CITY CASE NO. E2024-006 & SP2023-046

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To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

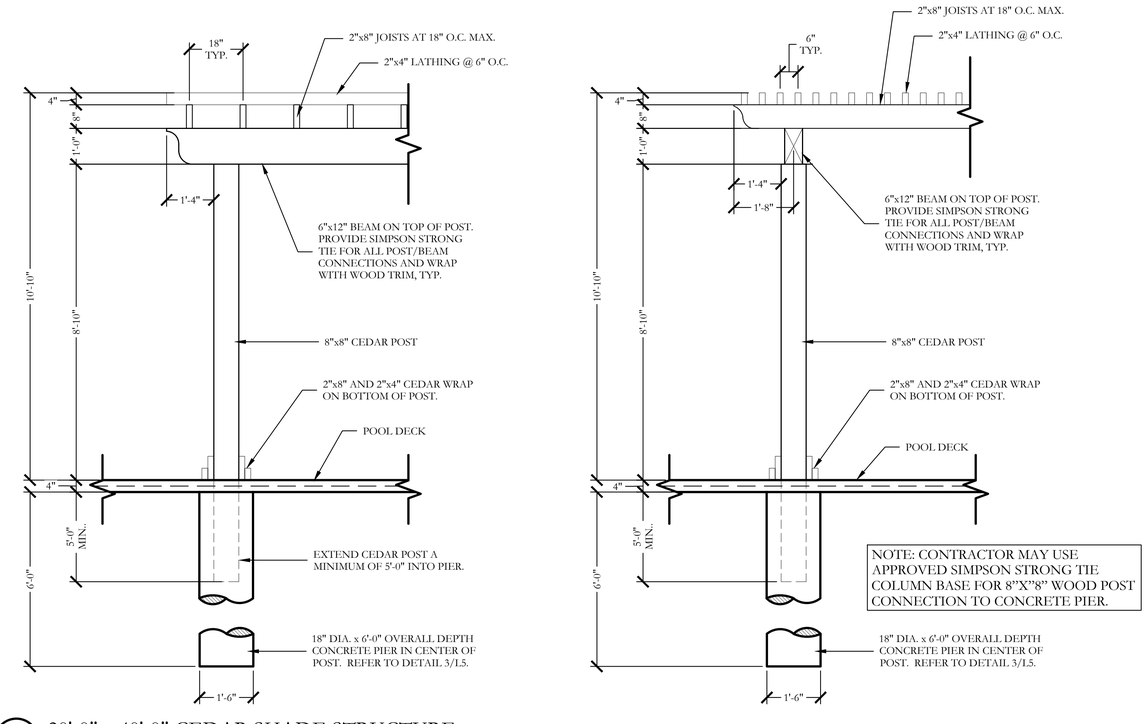



1 20'-0" x 40'-0" CEDAR SHADE STRUCTURE
PLAN

SCALE: 1/4" = 1'-0"

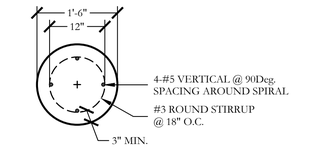
## CEDAR SHADE STRUCTURE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE CITY AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY CODES AND REQUIREMENTS.
4. WOOD MATERIAL FOR FENCE
   - 4.1. JOIST-CEDAR, #2 GRADE OR BETTER.
   - 4.2. BEAM-CEDAR, #2 GRADE OR BETTER.
   - 4.3. POST- CEDAR, #2 GRADE OR, BETTER
5. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC... ARE TO BE HOT DIPPED GALVANIZED.
6. IF SIMPSON STRONG TIES ARE USED FOR SECURING THE BEAMS TO POSTS, CONTRACTOR SHALL HIDE THE BRACKETS WITH CEDAR TRIM.
7. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
9. ALL WOOD MEMBERS SHALL RECEIVE TWO COATS OF PREMIUM STAIN OR MARINE GRADE PAINT; FINISH AND COLOR SHALL MATCH THE BUILDING FACILITY. .

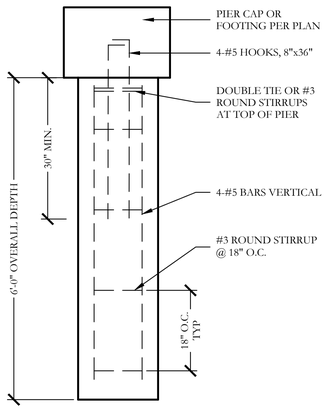



2 20'-0" x 40'-0" CEDAR SHADE STRUCTURE
SECTION

SCALE: 1/2" = 1'-0"




PLAN/SECTION



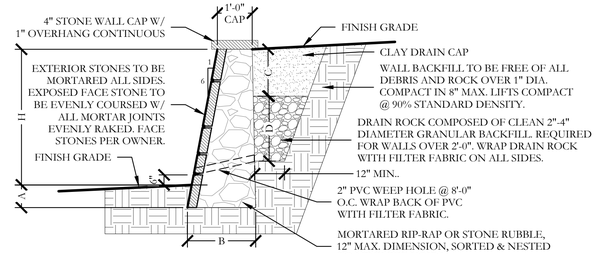

SECTION

3 PIER (18" DIA.)
SECTION

SCALE: 3/4" = 1'-0"

| WALL DIMENSION SCHEDULE (BASED ON CLAY (CH) SOIL) | | | |
|---|---|---|---|
| HEIGHT (H) | 1' | 2' | 3' |
| BASE DEPTH (A) | 12" | 12" | 12" |
| BASE WIDTH (B) | 14" | 16" | 18" |
| CAP DEPTH (C) | FULL | FULL | 24" |
| GRAVEL DEPTH (D) | N/A | N/A | 12" |
| BATTER | 2" | 4" | 6" |

GENERAL NOTES:
1. NO STRUCTURAL SURCHARGE ANTICIPATED FOR STRUCTURES LOCATED DISTANCE EQUAL TO 1.5H FROM WALL.
2. TYPE S MORTAR REQUIRED.
3. CONTROL JOINTS AT 25' MAXIMUM SPACING.
4. INSTALL 2" PVC WEEP HOLES FOR ALL WALLS 2'-0" HEIGHT AND OVER @ 8'-0" O.C. SPACING.
5. MINIMUM 2% AND MAXIMUM 4:1 TOE SLOPE AT FINISH GRADE.




4 3' MAX. HEIGHT GRAVITY RETAINING WALL DETAIL
SECTION

NOT TO SCALE

## RETAINING WALL NOTES

1. DESIGN BASED ON JOHNSON VOLK CONSULTING GRADING AND DRAINAGE PLAN DATED December 05, 2023 AND SUBSURFACE EXPLORATION, FOUNDATION ANALYSIS AND PAVEMENT RECOMMENDATIONS REPORT (NO. D211141) DATED NOVEMBER 01, 2021 BY TERRADYNE ENGINEERING, INC. AS PROVIDED BY CLIENT.
2. NO STRUCTURAL SURCHARGE ANTICIPATED FOR STRUCTURES LOCATED DISTANCE EQUAL TO 1.5H FROM WALL.
3. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
4. ALL MORTAR SHALL BE TYPE S.
5. CONTROL JOINTS AT 25' MAXIMUM SPACING.
6. 4" STONE VENEER TO MATCH BUILDING FACADE PER ARCHITECTURE PLANS.
7. MINIMUM 2% TOP & TOE SLOPE AT FINISH GRADE. MAX. 4:1 TOE SLOPE.
8. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
9. LAYOUT OF PROPOSED WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
10. WALL SUBGRADE SHOULD BE CLOSELY MONITORED DURING EXCAVATION. UNSUITABLE MATERIALS AT THE FOUNDATION LEVEL SHOULD BE REMOVED AND REPLACED WITH LEAN CONCRETE (MIN. 2000 PSI @ 28 DAYS) OR COMPACTED FLEX BASE MATERIAL.
11. PERIODIC OBSERVATION BY ENGINEER OR RECORD DURING CONSTRUCTION IS RECOMMENDED IN ORDER TO PROVIDE OVERALL OPINION AS TO CONTRACTORS ADHERENCE TO PLANS AND SPECIFICATIONS. THIS IN NO WAY IS A GUARANTEE OR WARRANTY AS TO CONTRACTOR'S WORK.
12. CONTRACTOR SHALL PROVIDE ENGINEER MINIMUM 72 HOURS NOTICE PRIOR TO BEGINNING CONSTRUCTION TO SCHEDULE REQUIRED INSPECTIONS.
13. DUE TO EXPANSIVE CLAY SOILS IN THIS AREA IT IS RECOMMENDED THAT PROPERTY OWNER(S) MAINTAIN GOOD WATERING PRACTICES TO LIMIT SOIL MOVEMENTS AND EXCESSIVE PRESSURES ON WALL.

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

HOMESTEAD
PHASE I - AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
SITE DETAILS

REAVES CONSULTING
831 ARROWHEAD DRIVE
PROSPER, TEXAS 75078
972.247.3908
RICHARD@REAVESENGINEERING.COM

F-10826

STATE OF TEXAS
RICHARD REAVES
91128
LICENSED
PROFESSIONAL ENGINEER

January 30, 2024

SCALE:
REFER TO DETAILS
One Inch

JVC No SHA012A

L5-U

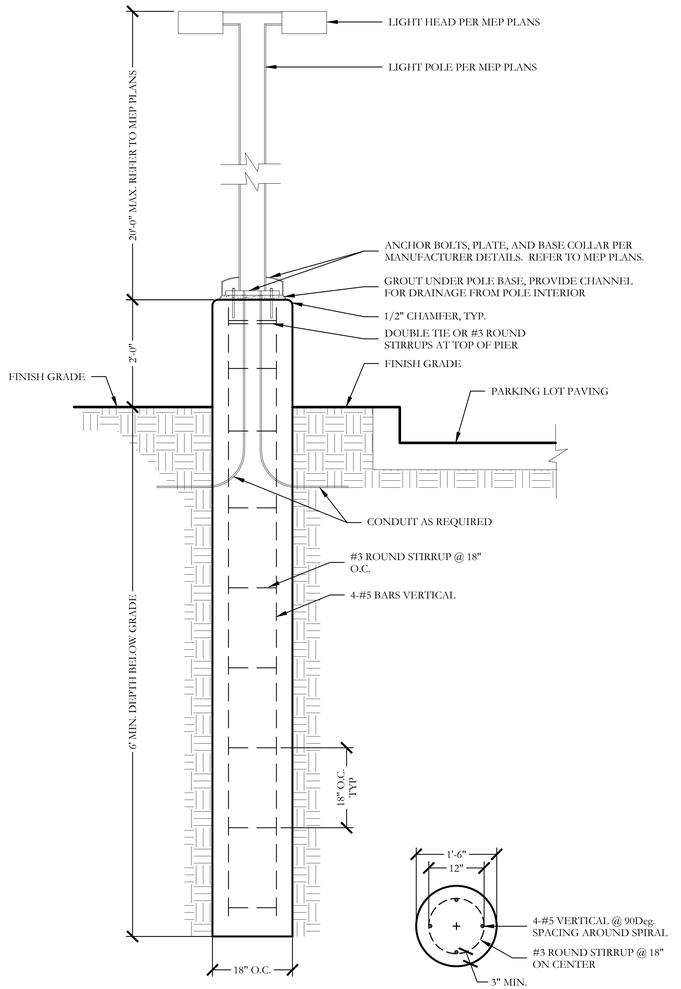
CITY CASE NO. F2024-006 & SP2023-046

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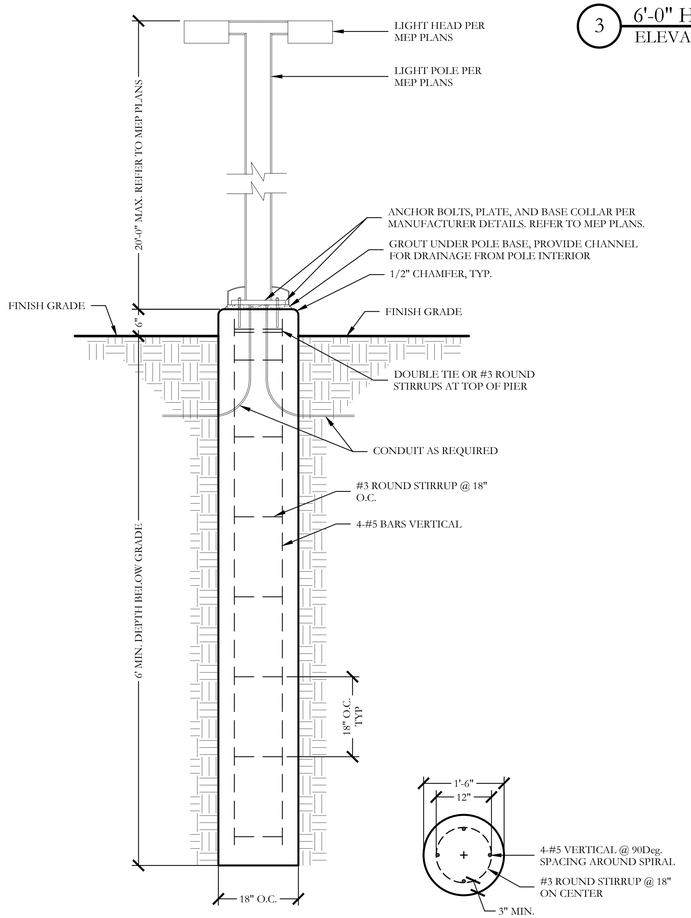
To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

## ORNAMENTAL METAL FENCE NOTES

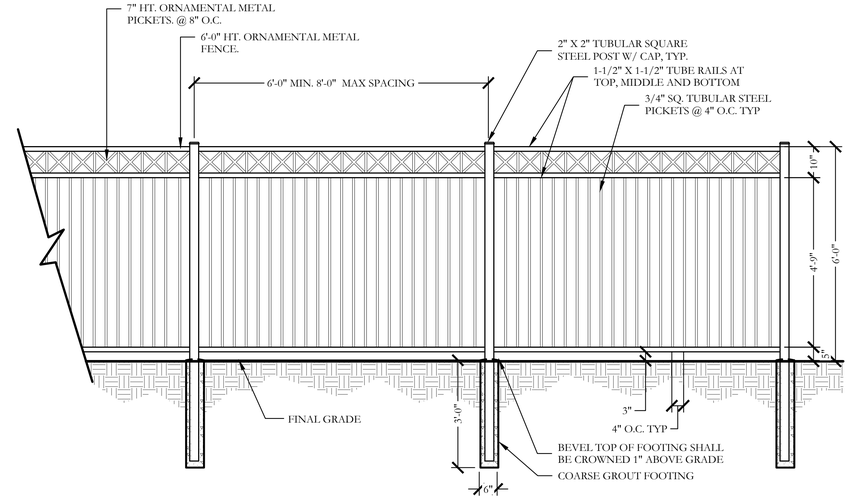
1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
    - 10.1. PICKETS, 3/4" SQUARE 16 GA.
    - 10.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
    - 10.3. POSTS, 2" SQUARE 11 GA.
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
12. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH FOR 2" SQUARE POSTS AND 2X POST WIDTH FOR 6" SQUARE POSTS.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 8'-0" O.C.
14. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.



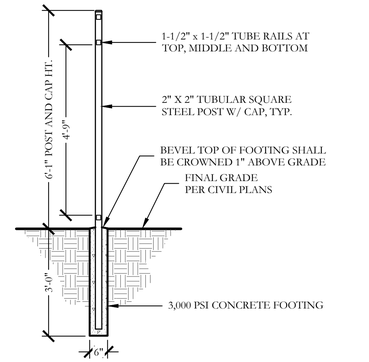

1 LIGHT POLE WITHIN PARKING LOT
PLAN/SECTION — SCALE: 3/4" = 1'-0"




2 LIGHT POLE WITHIN POOL AREA
PLAN/SECTION — SCALE: 3/4" = 1'-0"




3 6'-0" HT. ORNAMENTAL METAL FENCE
ELEVATION — SCALE: 1/2"=1'-0"




4 TYP. METAL POST FOOTING
SECTION — SCALE: 1/2"=1'-0"


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F-10826

STATE OF TEXAS
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January 30, 2024

SCALE:
REFER TO DETAILS
One Inch

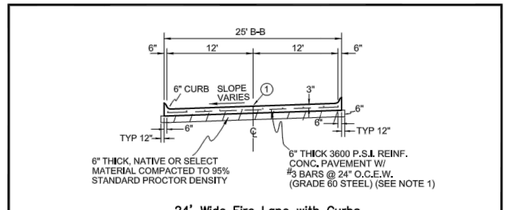
JVC No SHA012A

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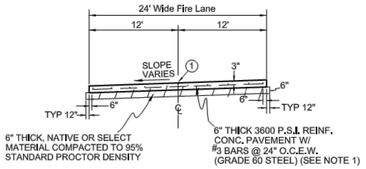
CITY CASE NO. E2024-006 & SP2023-046

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To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.




**24' Wide Fire Lane with Curbs**
**(Not to Scale)**



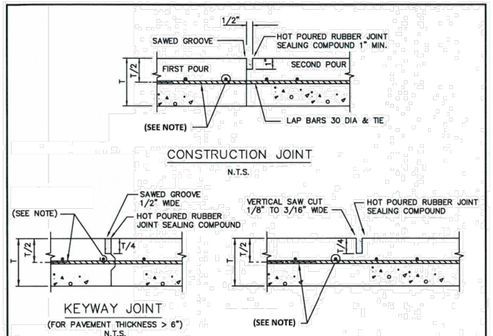

**24' Wide Fire Lane**
**(Not to Scale)**

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.

| REINFORCED CONCRETE PAVEMENT | CITY OF ROCKWALL | |
|---|---|---|
| FIRE LANE | | DATE: AUG. '19 \| DRAWING NO.: R-2041 |

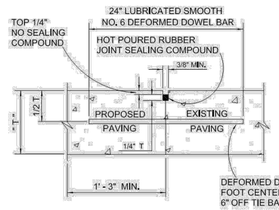
Page 265




| 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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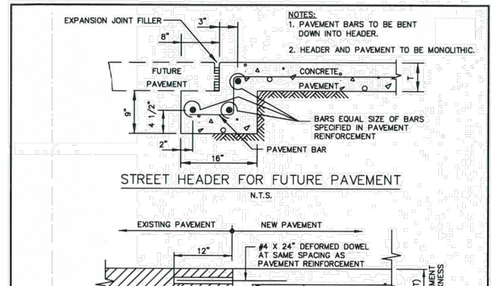

NOTES: T = PAVEMENT

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

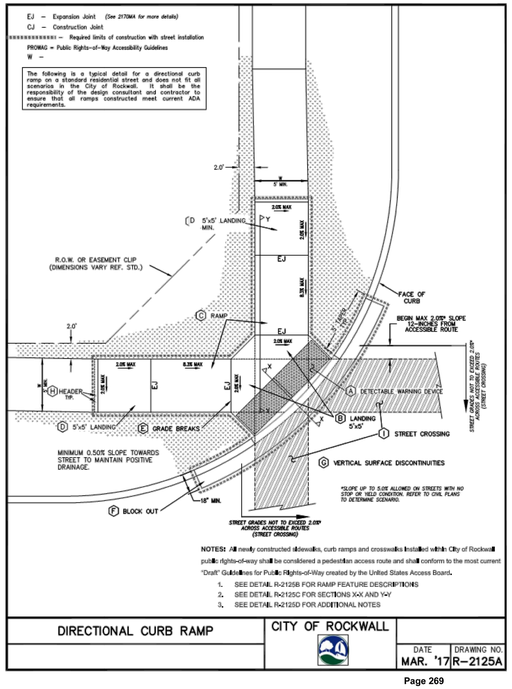
| REINFORCED CONCRETE PAVEMENT | CITY OF ROCKWALL | |
|---|---|---|
| LONGITUDINAL BUTT JOINT | | DATE: DEC '22 \| DRAWING NO.: R-2051 |





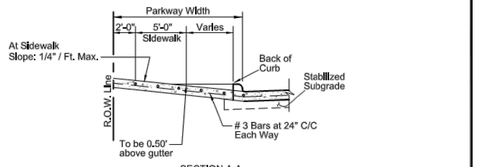

| REINFORCED CONCRETE PAVEMENT | CITY OF ROCKWALL | STANDARD SPECIFICATION REFERENCE: 305.4 |
|---|---|---|
| STREET HEADERS | | DATE: Mar. 2018 \| STANDARD DRAWING NO.: R-2070 |

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EJ – Expansion Joint (See 2170MA for more details)
CJ – Construction Joint
Required limits of construction with street installation
PROWAG = Public Rights-of-Way Accessibility Guidelines
W –
The following is a typical detail for a directional curb ramp on a standard residential street and does not fit all scenarios in the City of Rockwall. It shall be the responsibility of the design consultant and contractor to ensure that all ramps constructed meet current ADA requirements.
2.0'
W
5' MIN.
5'x5' LANDING MIN.
R.O.W. OR EASEMENT CLIP (DIMENSIONS VARY REF. STD.)
FACE OF CURB
BEGIN MAX 2.0%* SLOPE 12-INCHES FROM ACCESSIBLE ROUTE
C RAMP
EJ
2.0%
4.5% MAX
2.0%
2.0%
2.0%

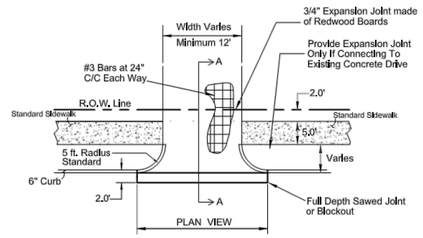
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SECTION A-A

NOTE:
Sidewalk section thru driveway to be poured same thickness as driveway - 6" Thick 3,600 P.S.I. Reinf. Conc. Pvmt. w/ #3 Bars @ 24" O.C.E.W. (Grade 60 Steel)

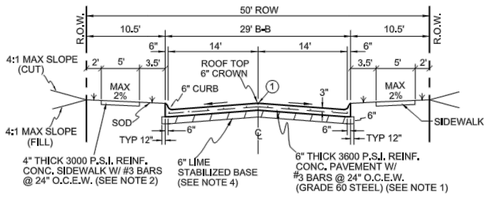



## DRIVEWAY DETAILS
(Not to Scale)

| DRIVEWAY DETAIL | CITY OF ROCKWALL | DATE | DRAWING NO. |
|---|---|---|---|
| RESIDENTIAL DRIVEWAY | | AUG '19 | R-2150 |








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 | DATE | DRAWING NO. |
|---|---|---|---|
| LOCAL RESIDENTIAL STREET | | AUG. '19 | R-2033 |



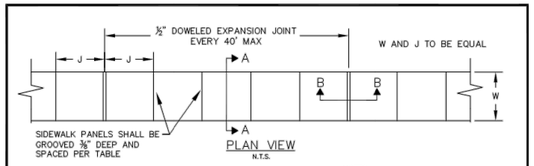


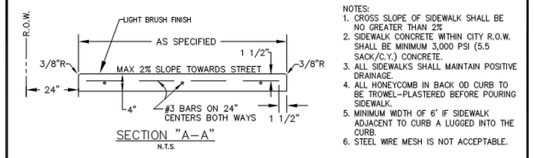
## GENERAL NOTES:

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 | | DATE | STANDARD DRAWING NO. |
| | | Mar. 2018 | R-2190 |

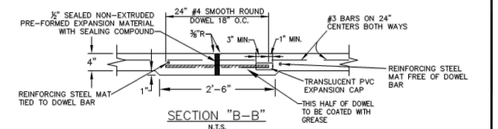




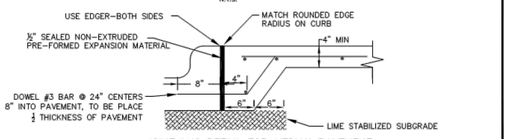




SECTION "A-A"
N.T.S.

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.




SECTION "B-B"
N.T.S.




JOINT LUG DETAIL FOR MEDIAN PAVEMENT
LEAD WALK CONNECTIONS OR SIDEWALK ADJACENT TO CURB
N.T.S.

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



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HOMESTEAD
PHASE I - AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
CITY OF ROCKWALL
CONSTRUCTION DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

April 10, 2024

SCALE:
REFER TO DETAILS
One Inch

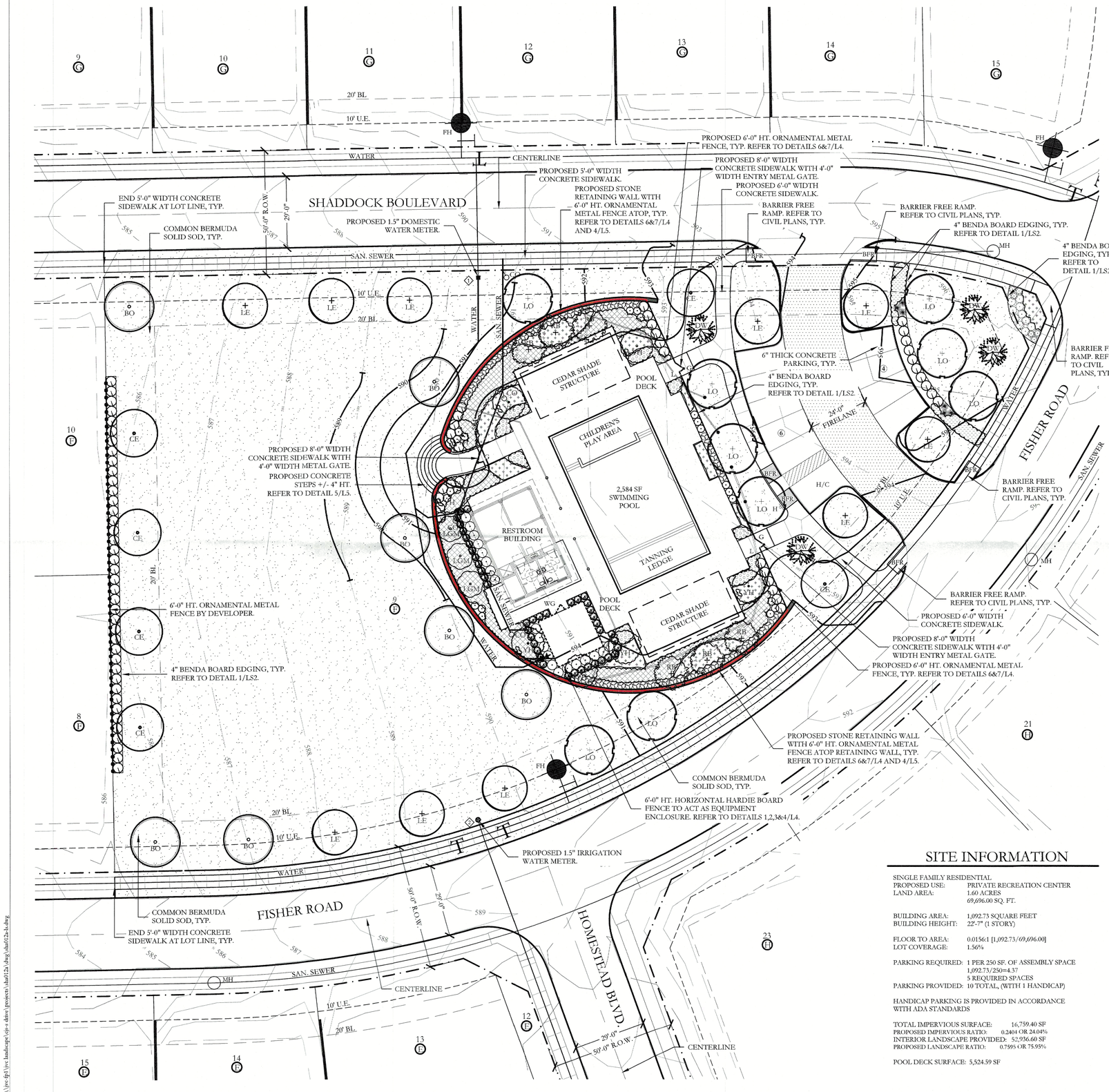
JVC No SHA012A

L8-U

CITY CASE NO. E2024-006 & SP2023-046

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To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.




## PLANT LEGEND

| SYMBOL | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING |
|---|---|---|---|---|---|
| LO | LO | LIVE OAK | QUERCUS VIRGINIANA | 4" CALIPER | AS SHOWN |
| BO | BO | BUR OAK | QUERCUS MACROCARPA | 4" CALIPER | AS SHOWN |
| LE | LE | LACEBARK ELM | ULMUS PARVIFOLIA | 4" CALIPER | AS SHOWN |
| CE | CE | CEDAR ELM | ULMUS CRASSIFOLIA | 4" CALIPER | AS SHOWN |
| LGM | LGM | LITTLE GEM MAGNOLIA | MAGNOLIA GRANDIFLORA 'LITTLE GEM' | 2" CALIPER | AS SHOWN |
| DW | DW | DESERT WILLOW | CHILOPSIS LINEARIS | 2" CALIPER | AS SHOWN |
| YH | YH | YAUPON HOLLY | ILEX VOMITORIA | 2" CALIPER | AS SHOWN |
| RB | RB | TEXAS REDBUD | CERCIS CANADENSIS VAR. TEXENSIS | 2" CALIPER | AS SHOWN |
| | | PURPLE DIAMOND LOROPETALUM | LOROPETALUM CHINENSIS ' PURPLE DIAMOND' | 7 GALLON | 48" O.C. |
| | | TEXAS SAGE | LEUCOPHYLLUM FRUTESCENS | 7 GALLON | 48" O.C. |
| | | GLOSSY ABELIA | LINNAEA X GRANDIFLORA | 7 GALLON | 36" O.C. |
| | | DWARF BURFORD HOLLY | ILEX CORNUTA' DWARF BURFORD' | 7 GALLON | 36" O.C. |
| | | UPRIGHT ROSEMARY | ROSMARINUS OFFICINALIS 'UPRIGHT' | 3 GALLON | 36" O.C. |
| | | DWARF MAIDEN GRASS | MISCANTHUS SINENSIS ADAGIO' | 3 GALLON | 36" O.C. |
| | | MORNING LIGHT MISCANTHUS | MISCANTHUS SINENSIS 'MORNING LIGHT' | 3 GALLON | 36" O.C. |
| | | RED YUCCA | HESPERALOE PARVIFLORA | 3 GALLON | 36" O.C. |
| | | PLUM YEW PROSTRATA | CEPHALOTAXUS HARRINGTONIA 'PROSTRATA' | 3 GALLON | 48" O.C. |
| | | LIRIOPE GRASS | LIRIOPE MUSCARI | 1 GALLON | 18" O.C. |
| | | MEXICAN FEATHER GRASS | NASSELLA TENUISSIMA | 1 GALLON | 18" O.C. |
| | | ANNUAL COLOR | TO BE SELECTED BY OWNER | 4" POT | 8" O.C. |
| | | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD |

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

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.

## SITE INFORMATION

SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 1.60 ACRES
69,696.00 SQ. FT.

BUILDING AREA: 1,092.73 SQUARE FEET
BUILDING HEIGHT: 22'-7" (1 STORY)

FLOOR TO AREA: 0.0156:1 [1,092.73/69,696.00]
LOT COVERAGE: 1.56%

PARKING REQUIRED: 1 PER 250 SF. OF ASSEMBLY SPACE
1,092.73/250=4.37
5 REQUIRED SPACES
PARKING PROVIDED: 10 TOTAL, (WITH 1 HANDICAP)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 16,759.40 SF
PROPOSED IMPERVIOUS RATIO: 0.2404 OR 24.04%
INTERIOR LANDSCAPE PROVIDED: 52,936.60 SF
PROPOSED LANDSCAPE RATIO: 0.7595 OR 75.95%

POOL DECK SURFACE: 5,524.59 SF

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 12 day of December 2023.

WITNESS OUR HANDS, this 12 day of December 2023.

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
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ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
LANDSCAPE PLAN

CODY L. JOHNSON — REGISTERED LANDSCAPE ARCHITECT — 2833 — STATE OF TEXAS
December 05, 2023

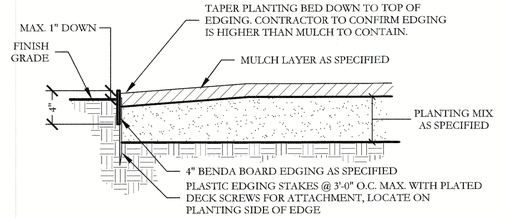
SCALE:
1" = 20'
One Inch
JVC No SHA012A

LS1 of 2

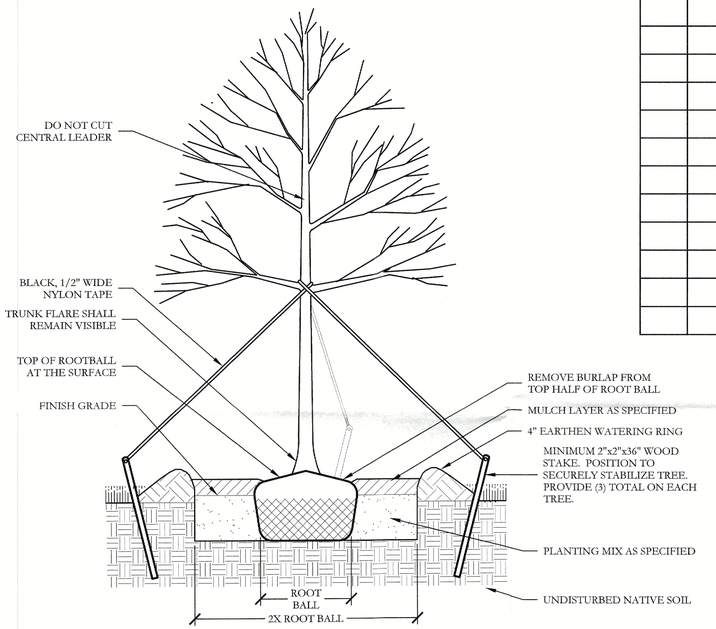
CITY CASE NO. SP2023-046

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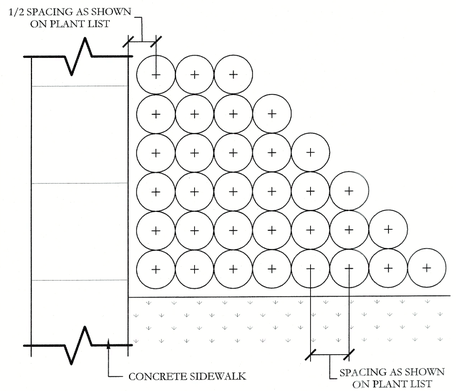
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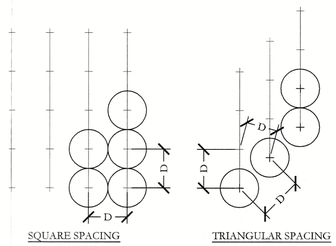



1 TYPICAL BED EDGING DETAIL
SECTION — NOT TO SCALE

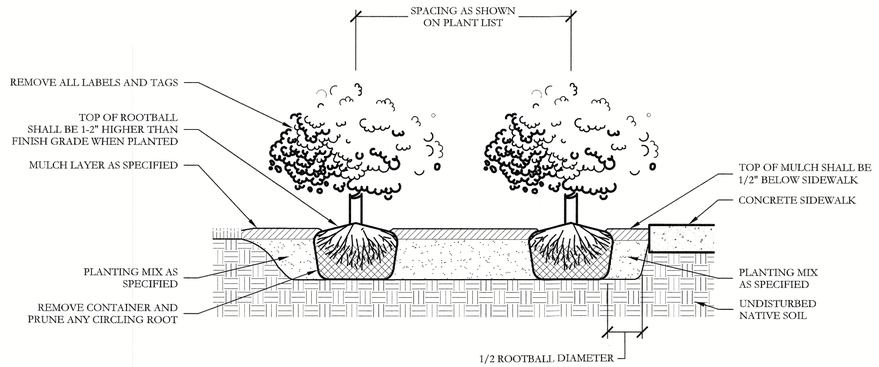



2 TYPICAL TREE PLANTING
SECTION — NOT TO SCALE




NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.




3 TYPICAL SHRUB AND GROUNDCOVER PLANTING
PLAN/SECTION — NOT TO SCALE

## PLANT LIST

| KEY | ESTIMATED QUANTITY | COMMON NAME | SCIENTIFIC NAME | SIZE | SPACING | REMARKS |
|---|---|---|---|---|---|---|
| LO | 9 | LIVE OAK | QUERCUS VIRGINIANA | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| BO | 7 | BUR OAK | QUERCUS MACROCARPA | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
| LE | 10 | LACEBARK ELM | ULMUS PARVIFOLIA | 4" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. |
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| LGM | 3 | LITTLE GEM MAGNOLIA | MAGNOLIA GRANDIFLORA 'LITTLE GEM' | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT. |
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| RB | 6 | TEXAS REDBUD | CERCIS CANADENSIS VAR. TEXENSIS | 2" CALIPER | AS SHOWN | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT. |
| | 21 | PURPLE DIAMOND LOROPETALUM | LOROPETALUM CHINENSIS ' PURPLE DIAMOND' | 7 GALLON | 48" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 74 | TEXAS SAGE | LEUCOPHYLLUM FRUTESCENS | 7 GALLON | 48" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 67 | GLOSSY ABELIA | LINNAEA X GRANDIFLORA | 7 GALLON | 36" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 42 | DWARF BURFORD HOLLY | ILEX CORNUTA' DWARF BURFORD' | 7 GALLON | 36" O.C. | CONTAINER GROWN; FULL PLANT. |
| | 6 | UPRIGHT ROSEMARY | ROSMARINUS OFFICINALIS 'UPRIGHT' | 3 GALLON | 36" O.C. | CONTAINER GROWN; FULL PLANT. |
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| | 50,135 | COMMON BERMUDA GRASS | CYNODON DACTYLON | SQUARE FEET | SOLID SOD | MINIMUM 100% COVERAGE ALL AREAS SHOWN |

## GENERAL LANDSCAPE NOTES

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

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.

**APPROVED:**
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 12 day of December, 2023.

WITNESS OUR HANDS, this 12 day of December 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

HOMESTEAD
PHASE I - AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
December 05, 2023

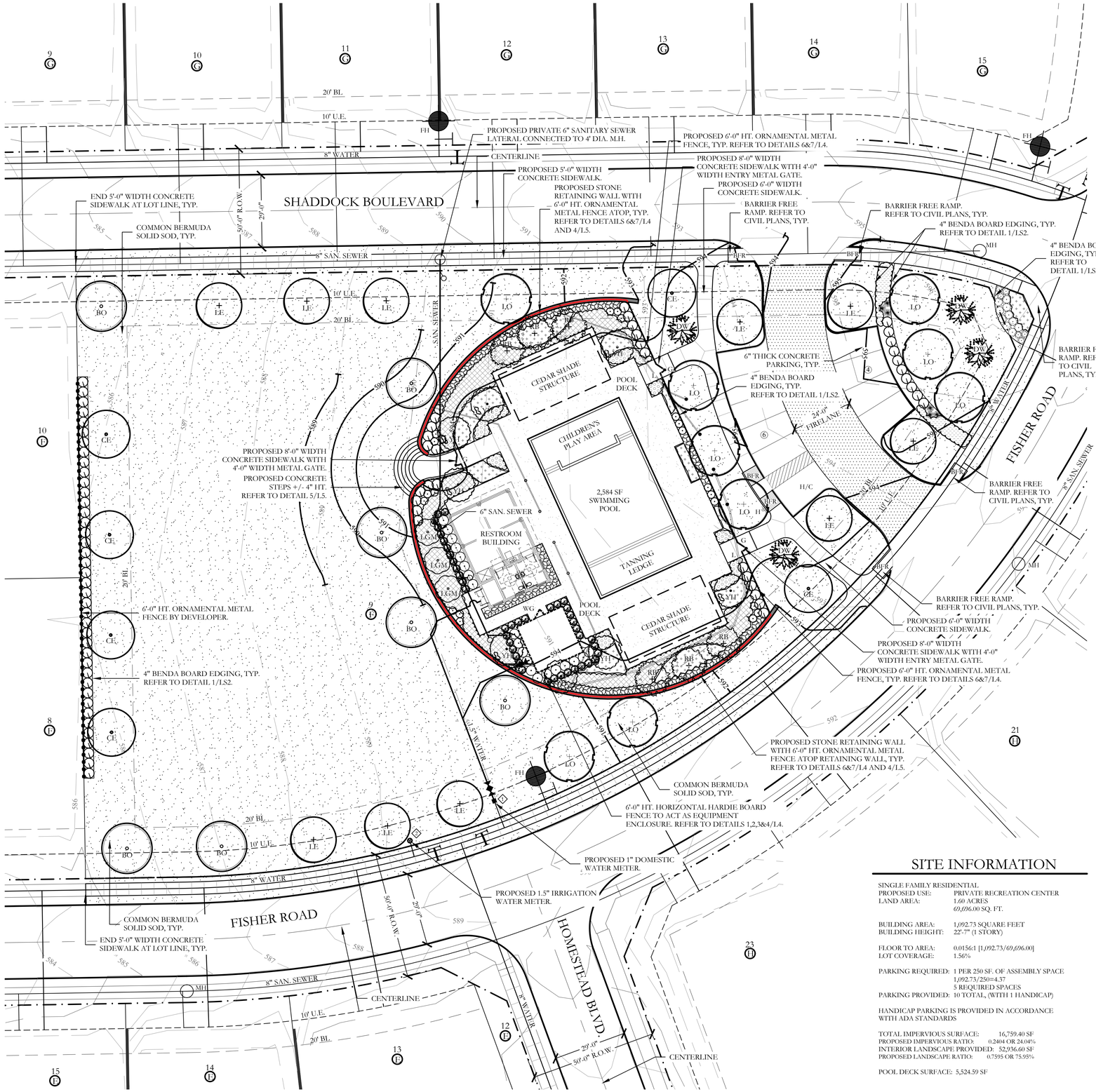
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JVC No SHA012A

LS2 of 2

CITY CASE NO. SP2023-046

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To the best of our knowledge Johnson Volk Consulting, hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.




## PLANT LEGEND

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NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

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## SITE INFORMATION

SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 1.60 ACRES
69,696.00 SQ. FT.

BUILDING AREA: 1,092.73 SQUARE FEET
BUILDING HEIGHT: 22'-7" (1 STORY)

FLOOR TO AREA: 0.0156:1 [1,092.73/69,696.00]
LOT COVERAGE: 1.56%

PARKING REQUIRED: 1 PER 250 SF. OF ASSEMBLY SPACE
1,092.73/250=4.37
5 REQUIRED SPACES
PARKING PROVIDED: 10 TOTAL, (WITH 1 HANDICAP)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 16,759.40 SF
PROPOSED IMPERVIOUS RATIO: 0.2404 OR 24.04%
INTERIOR LANDSCAPE PROVIDED: 52,936.60 SF
PROPOSED LANDSCAPE RATIO: 0.7595 OR 75.95%

POOL DECK SURFACE: 5,524.59 SF

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SCALE 1" = 20'

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HOMESTEAD
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AMENITY CENTER FACILITY
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
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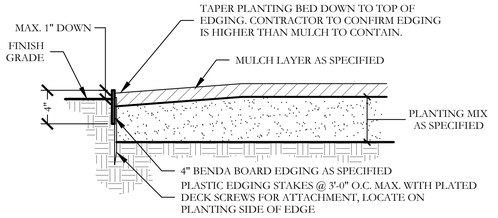
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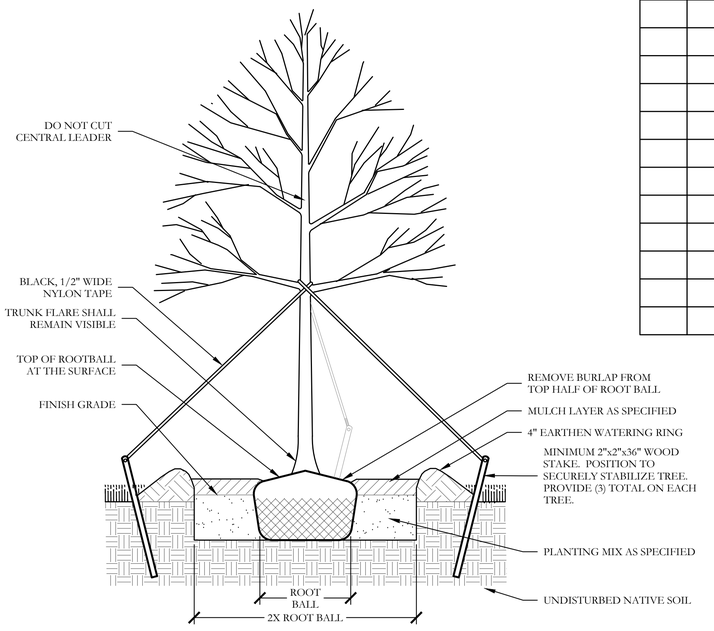
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3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

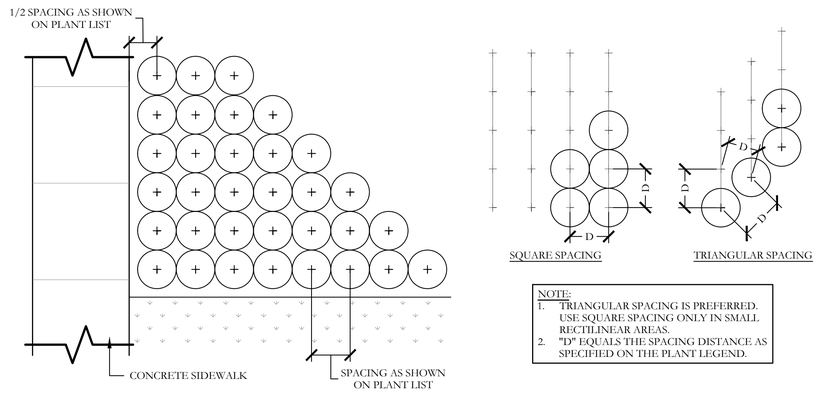
LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

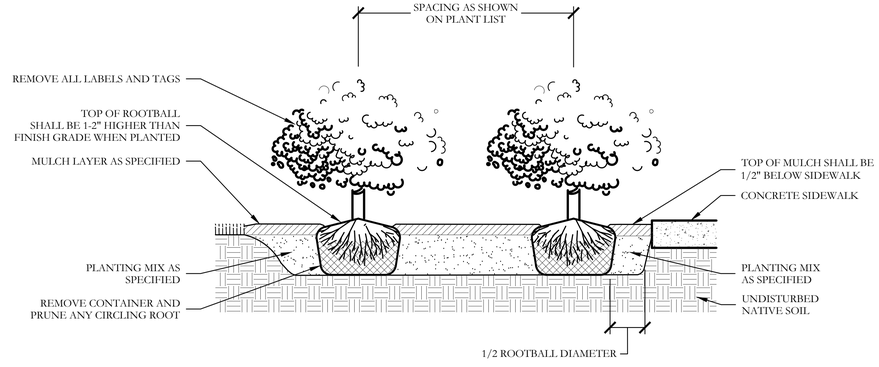
MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

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.




NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.




3 TYPICAL SHRUB AND GROUNDCOVER PLANTING
PLAN/SECTION — NOT TO SCALE

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

HOMESTEAD
PHASE I - AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
April 10, 2024

SCALE:
REFER TO DETAILS
One Inch
JVC No SHA012A

LS2-E of 2

CITY CASE NO. F2024-006 & SP2023-046

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