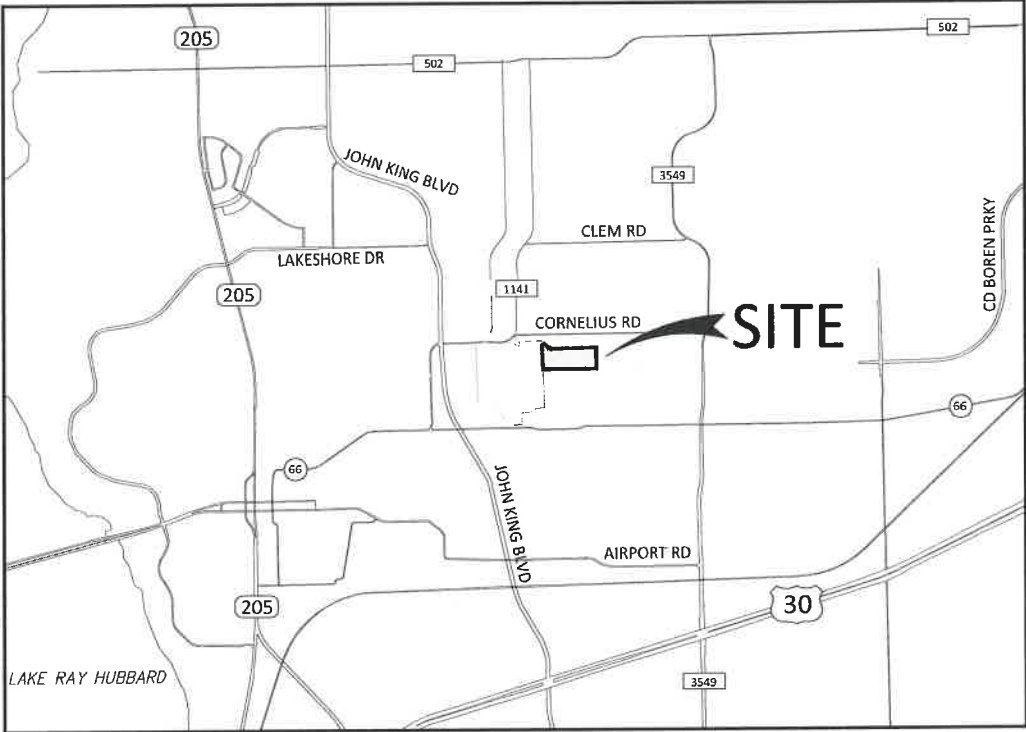


CONSTRUCTION PLAN SET
FOR
TERRACES PHASE 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET INDEX

No.	SHEET TITLE
1	COVER
2	FINAL PLAT - SHEET 1 OF 2
3	FINAL PLAT - SHEET 2 OF 2
4	SITE PLAN
5	GENERAL NOTES
6	PAVING PLAN & PROFILE - GRAND AVENUE - SHEET 1 OF 2
7	PAVING PLAN & PROFILE - GRAND AVENUE - SHEET 2 OF 2
8	PAVING PLAN & PROFILE - TERRACES BLVD - SHEET 1 OF 2
9	PAVING PLAN & PROFILE - TERRACES BLVD - SHEET 2 OF 2
10	PAVING PLAN & PROFILE - KNOLL TRAIL & OVERLOOK PASS
11	GRADING PLAN
12	EXISTING DRAINAGE AREA MAP
13	PROPOSED DRAINAGE AREA MAP
14	STORM CALCULATIONS
15	STORM DRAIN PLAN & PROFILE
16	WATER PLAN
16A	WATER LINE PROFILE
17	WASTE WATER PLAN
18	WASTE WATER PROFILE - SS-B
19	WASTE WATER PROFILE - SS-D & SS-M
20	LIGHTING & SIGNAGE
21	EROSION CONTROL PLAN
22	EROSION CONTROL DETAILS
23	PAVING DETAILS
24	PAVING DETAILS
25	EMBEDMENT DETAILS
26	WATER DETAILS
27	WASTE WATER DETAILS
28	WASTE WATER DETAILS
29	STORM DETAILS



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

RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

Johnson Volk Consulting, Inc.



04/01/2024
JVC No 2215

"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."

April 2024

Owner/Applicant:
TM Terraces, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

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

JOHNSON VOLK CONSULTING
TBPCLS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CITY OF ROCKWALL, TEXAS
VOLUME 58, PAGE 191
D.R.R.C.T.

N: 7032235.52
E: 2602683.70
N25°14'02"E 17,063.46' TO
CITY MONUMENT #11

20240000000459
P.R.R.C.T.

GRAND AVENUE

LOOKOUT DRIVE

LOOKOUT DRIVE

LOOKOUT DRIVE

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GENERAL NOTES:

- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
- SUBDIVIDER'S STATEMENT. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY WITHHOLDING UTILITIES AND BUILDING PERMITS.
- BASE OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983".
- LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
- LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
- PUBLIC IMPROVEMENT STATEMENT. 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 SUBDIVISION PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY.
- DRAINAGE AND DETENTION EASEMENTS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND REPLACING AND SHALL BEAR SOLE RESPONSIBILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.
- STREET APPURTENANCES. ALL DECORATIVE SIGNAGE, POSTS OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).
- FIRE LANES. ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE LANE IMPROVEMENTS.

Line Table		
Line	Length	Direction
L1	50.00	N40° 18' 38"E
L2	125.00	N26° 02' 41"E
L3	54.89	N19° 53' 05"W
L4	47.98	N19° 53' 05"W
L5	14.14	S45° 32' 32"E
L6	14.14	N44° 27' 28"E
L7	14.14	S45° 32' 32"E
L8	14.14	S44° 27' 28"W
L9	14.14	S44° 27' 29"W
L10	14.14	N45° 32' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	44.01	300.00	008°24'17"	43.97	N45° 29' 13"W
C2	257.91	300.00	049°15'27"	250.04	S65° 54' 48"E
C3	54.98	35.00	090°00'00"	49.50	N45° 32' 31"W
C4	54.98	35.00	090°00'00"	49.50	N44° 27' 29"E
C5	137.34	250.00	031°28'34"	135.62	S73° 43' 11"W
C6	133.88	250.00	030°40'58"	132.29	N73° 19' 23"E
C7	80.92	325.00	014°15'57"	80.71	N56° 49' 20"W
C8	178.05	450.00	022°40'14"	176.89	S52° 37' 12"E
C9	128.96	150.00	049°15'27"	125.02	S65° 54' 48"E

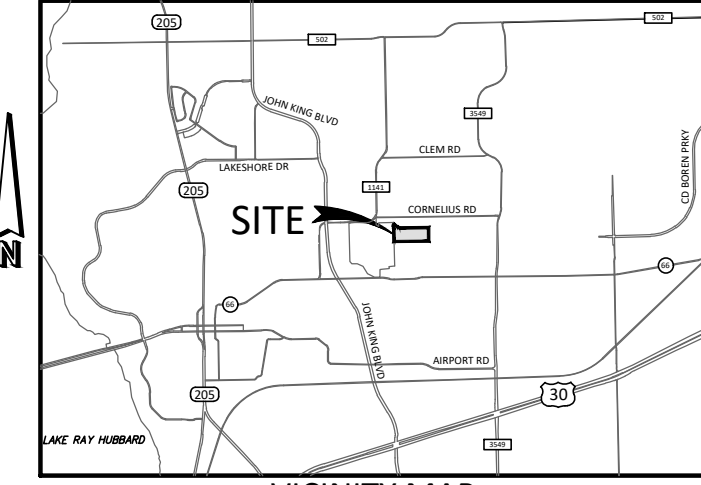
ZONED: AG

CAIN FAMILY PARTNERSHIP LTD.
DOCUMENT NO. 2008-00396788
D.R.R.C.T.

N: 7031481.27
E: 2604206.29
N26°54'26"E 14,685.16' TO
CITY MONUMENT #11

POINT OF
BEGINNING

POINT OF
COMMENCING

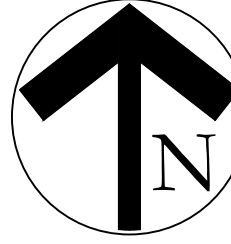


VICINITY MAP
N.T.S.

LEGEND

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

AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



SCALE 1" = 100'

FINAL PLAT
TERRACES
PHASE 2

LOTS 15-61, BLOCK B; LOTS 8-23, BLOCK J;
LOTS 1-22, BLOCK K

21.648 ACRES OR 942,975 SQ. FT.

82 SINGLE FAMILY LOTS,
3 OPEN SPACE LOTS

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-011

June 23, 2025
EXIST. ZONING: PD-93
LAND USE: SF
SHEET 1 OF 2

Owner/Applicant:
TM Terraces, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

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

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

LEGAL DESCRIPTION:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 173, Page 752, Deed Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Mike Peoples, as recorded in Volume 184, Page 522 and Volume 1679, Page 190 and Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being and being more particularly described as follows:

COMMENINCING at a 1/2 inch iron rod found for the common southeast corner of that tract of land described in Deed to Donnie Peoples, as recorded in Volume 188, Page 357, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008–00396788, Deed Records, Rockwall County, Texas;

THENCE South 89 degrees 27 minutes 29 seconds West, with the common south line of said Donnie Peoples tract and north line of said Cain Family Partnership Ltd. tract, a distance of 488.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for the POINT OF BEGINNING of the tract of land herein described, said point being the common southwest corner of said Donnie Peoples tract and southeast corner of said Mike Peoples tract recorded in Volume 184, Page 522;

THENCE South 89 degrees 27 minutes 29 seconds West, with the north line of said Cain Family Partnership Ltd. tract, a distance of 1,531.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for the common northwest corner of said Cain Family Partnership Ltd. tract and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE North 01 degrees 28 minutes 22 seconds West, a distance of 566.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 40 degrees 18 minutes 38 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the left having a central angle of 14 degrees 15 minutes 57 seconds, a radius of 325.00 feet and a chord bearing and distance of North 56 degrees 49 minutes 20 seconds West, 80.71 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 80.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ”JVC” set for a corner;

THENCE North 26 degrees 02 minutes 41 seconds East, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ”JVC” set for a corner at the beginning of a non–tangent curve to the right having a central angle of 22 degrees 40 minutes 14 seconds, a radius of 450.00 feet and a chord bearing and distance of South 52 degrees 37 minutes 12 seconds East, 176.89 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 128.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a reverse curve to the left having a central angle of 49 degrees 15 minutes 27 seconds, a radius of 150.00 feet and a chord bearing and distance of South 65 degrees 54 minutes 48 seconds East, 125.02 feet;

THENCE North 89 degrees 27 minutes 29 seconds East, a distance of 1,265.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner in the common east line of said Mike Peoples tract recorded in Volume 184, Page 522 and west line of said Donnie Peoples tract;

THENCE South 00 degrees 32 minutes 31 seconds East, with said common line, a distance of 600.00 feet to the POINT OF BEGINNING and containing 21.648 acres of land more or less.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we), the undersigned owner of the land shown on this plat, and designated herein as the TERRACES – PHASE 2 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.. I (we) further certify that all other parties who have a mortgage or lien interest in the TERRACES – PHASE 2 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of there respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay the same out of the escrow deposit, should the developer and/or owner fail to refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which shall be fixed by the city council of the City of Rockwall.

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

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, of TM TERRACES, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2025.

Notary public in and for the State of Texas

My Commission Expires

APPROVED:
I hereby certify that the above and foregoing plat being an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on ____ day of _____, 2025.

Mayor, City of Rockwall

Planning & Zoning Commission Chairman

City Secretary

City Engineer

Owner/Applicant:
TM Terraces, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

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

 **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

SURVEYOR’S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this ____ day of _____, 2025.

Notary public for and in the State of Texas

My commission expires: _____

Planning & Zoning Commission, Chairperson

Date

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

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

WITNESS OUR HANDS, this ____ day of _____, 2025.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
TERRACES
PHASE 2

LOTS 15-61, BLOCK B; LOTS 8-23, BLOCK J;
LOTS 1-22, BLOCK K

21.648 ACRES OR 942,975 SQ. FT.

82 SINGLE FAMILY LOTS,
3 OPEN SPACE LOTS

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,

AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72

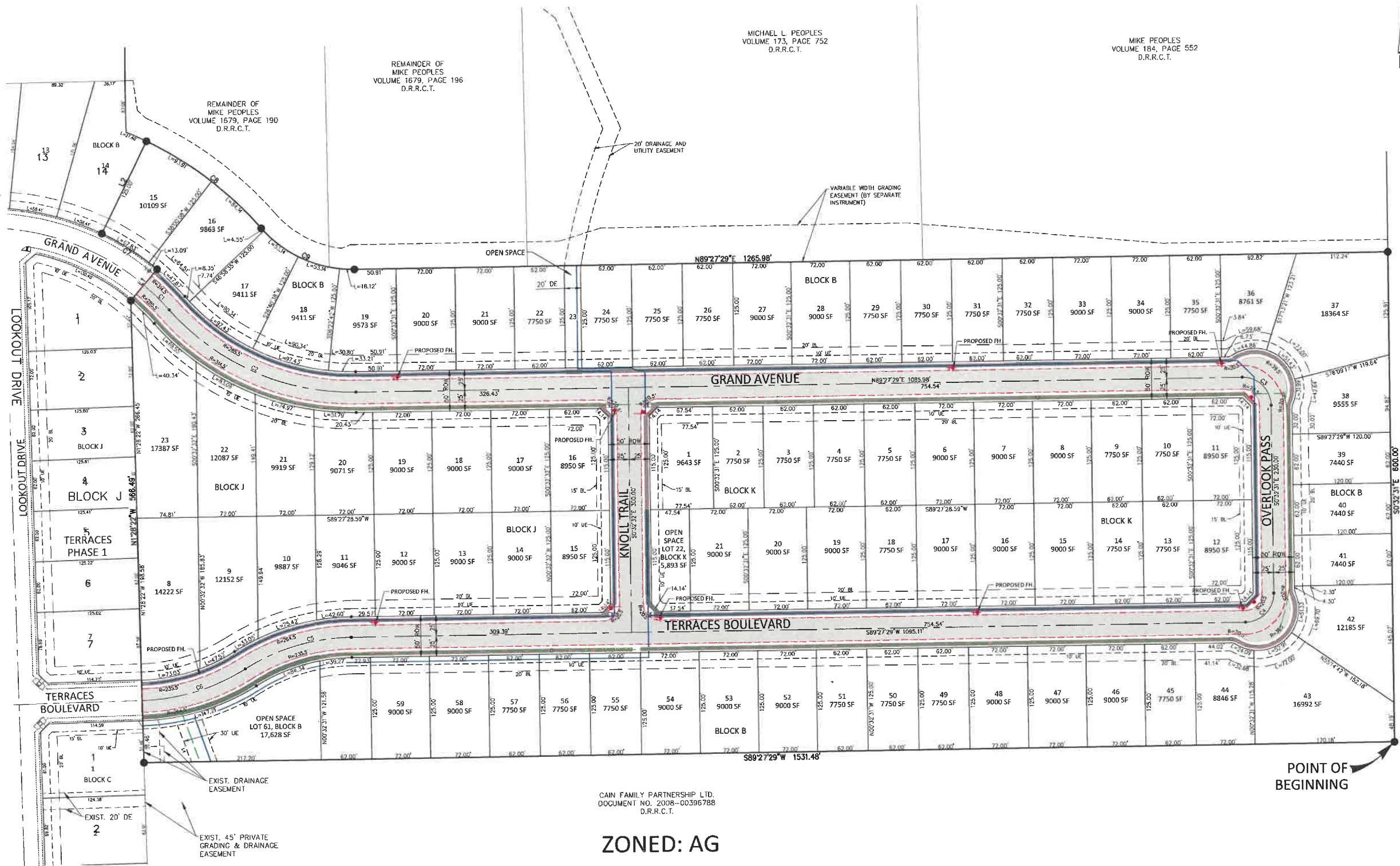
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-011

July 14, 2025

EXIST. ZONING: PD-93

LAND USE: SF

SHEET 2 OF 2



BENCHMARKS

CITY OF ROCKWALL MONUMENT NO. COR-10: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE. ELEVATION = PLAN 521.61' FIELD 521.57'

CITY OF ROCKWALL MONUMENT NO. COR-11: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30. ELEVATION = PLAN 565.98' FIELD 566.02'

Line Table		
Line	Length	Direction
L1	50.00	N40° 18' 38"E
L2	125.00	N26° 02' 41"E
L4	47.98	N19° 53' 05"W

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	44.01	300.00	008°24'17"	43.97
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C6	133.88	250.00	030°40'58"	132.29
C7	80.92	325.00	014°15'57"	80.71
C8	178.05	450.00	022°40'14"	176.89
C9	128.98	150.00	049°15'27"	125.02

- NOTES:
- INTERNAL SIDEWALKS ARE 5' WIDE.
 - DISTANCE BETWEEN ADJACENT PADS IS MIN. 12'

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 ____ day of _____, 2024.

WITNESS OUR HANDS, this ____ day of _____, 2024.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

Owner/Applicant:
TM Terraces, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

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

JOHNSON VOLK CONSULTING
TBP&S Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



VICINITY MAP
N.T.S.

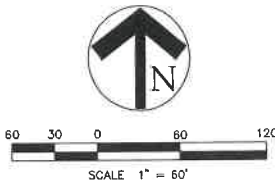
LEGEND	
	6" PAVEMENT
	SIDEWALK (DEVELOPER)
	SIDEWALK (BUILDER)
	PROPOSED SIGNAGE
	PROPOSED WATER
	PROPOSED SEWER

RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

Johnson Volk Consulting, Inc.

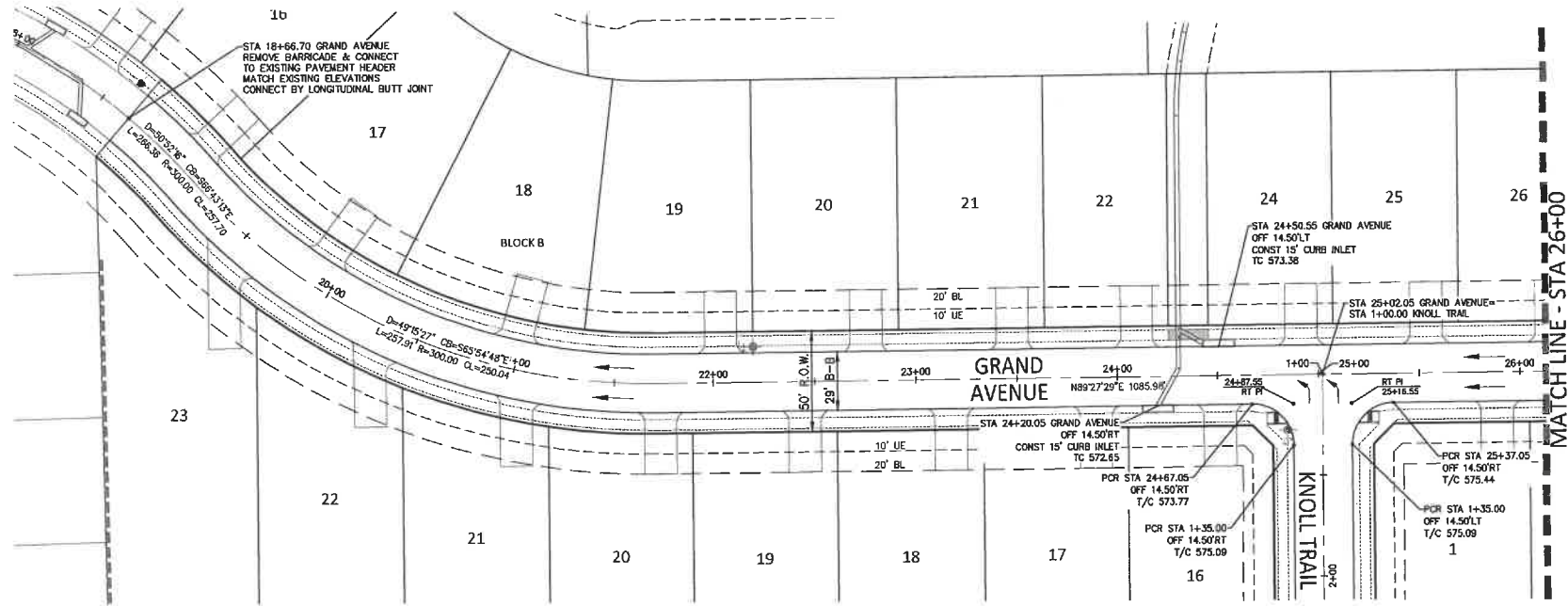
DONNIE PEOPLES
VOLUME 188, PAGE 357
P.R.R.C.T.



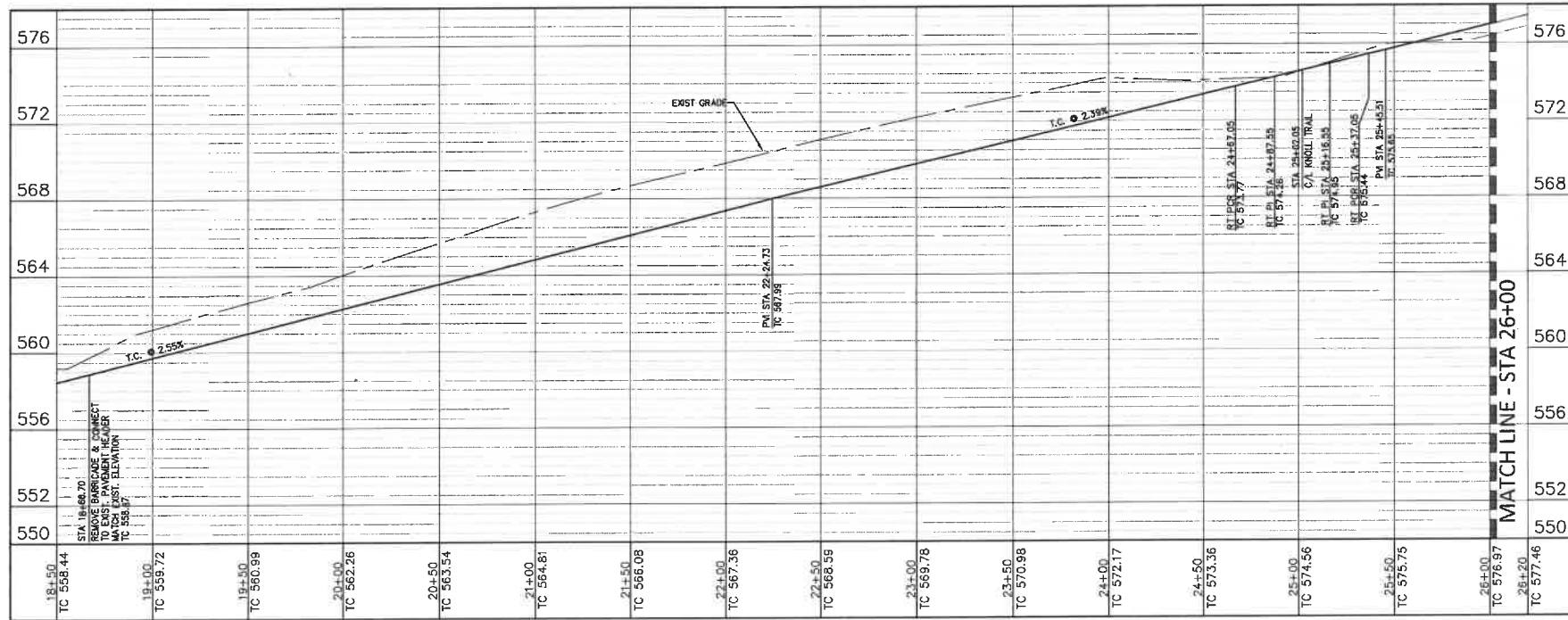
SITE PLAN
TERRACES
PHASE 2

LOTS 15-62, BLOCK B; LOTS 8-23, BLOCK J;
LOTS 1-22, BLOCK K
21.648 ACRES OR 942,975 SQ. FT.
82 SINGLE FAMILY LOTS,
4 OPEN SPACE LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
SP2024-016

April 1, 2024
EXIST. ZONING: PD-93
LAND USE: SF



GRAND AVENUE



CAUTION!!! EXISTING UTILITIES

THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

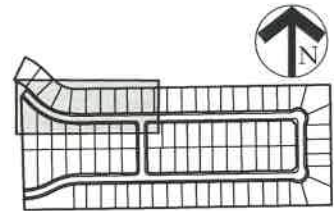
"ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

PLAN LEGEND

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

NOTE

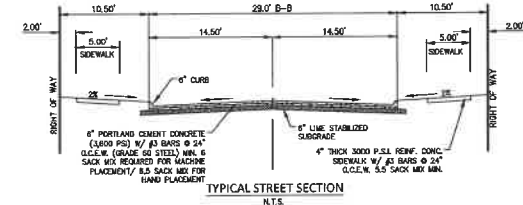
ALL BARRIER FREE RAMPS/LANDINGS TO BE BUILT BY DEVELOPER.



KEY MAP

PROFILE LEGEND

- TOP OF CURB PROFILE
- N.G. AT CENTERLINE



RECORD DRAWING

To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

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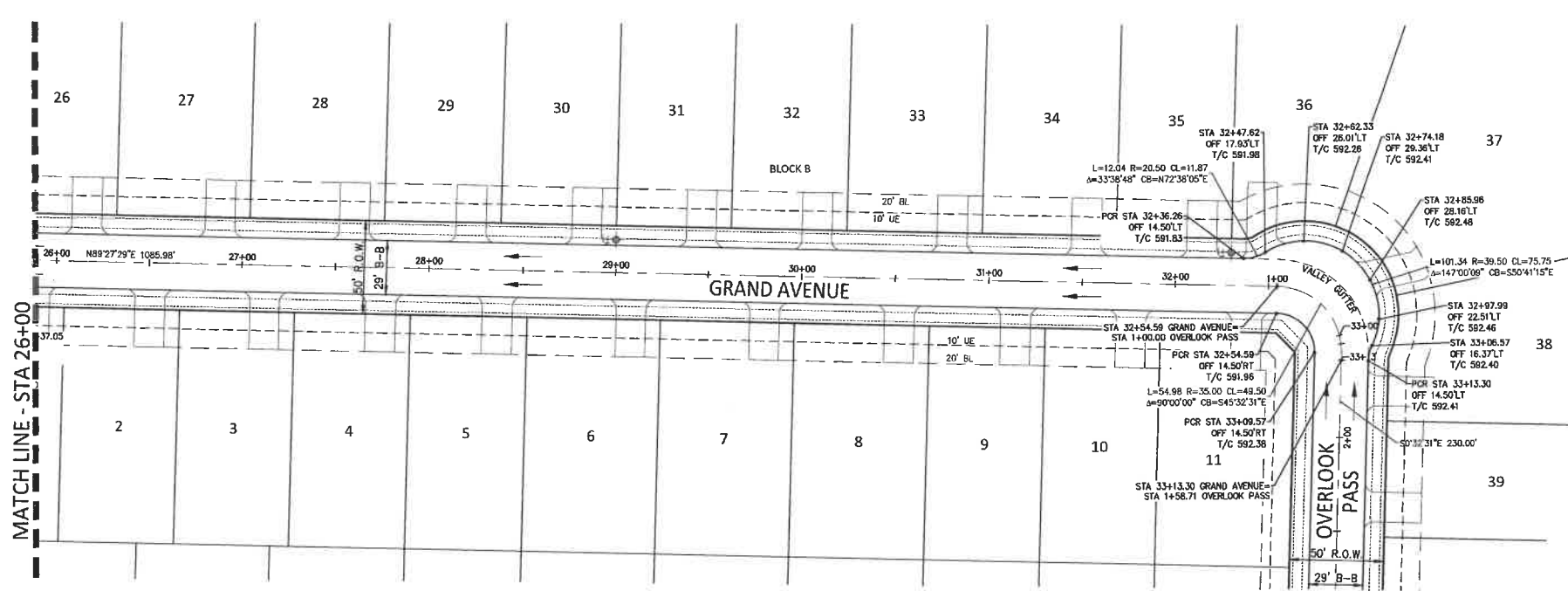
BENCHMARKS

CITY OF ROCKWALL MONUMENT NO. COR-10: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.
ELEVATION = PLAN 521.61' FIELD 521.57'

CITY OF ROCKWALL MONUMENT NO. COR-11: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30.
ELEVATION = PLAN 565.98' FIELD 566.02'



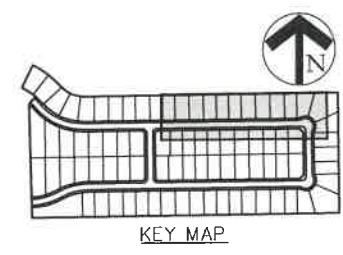
SCALE 1" = 30'



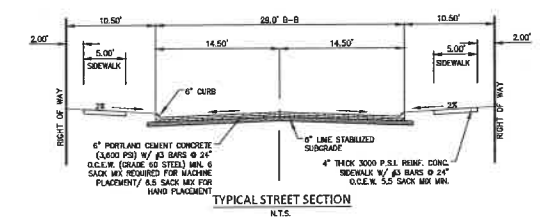
"ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

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

NOTE:
ALL BARRIER FREE RAMPS/LANDINGS TO BE BUILT BY DEVELOPER.



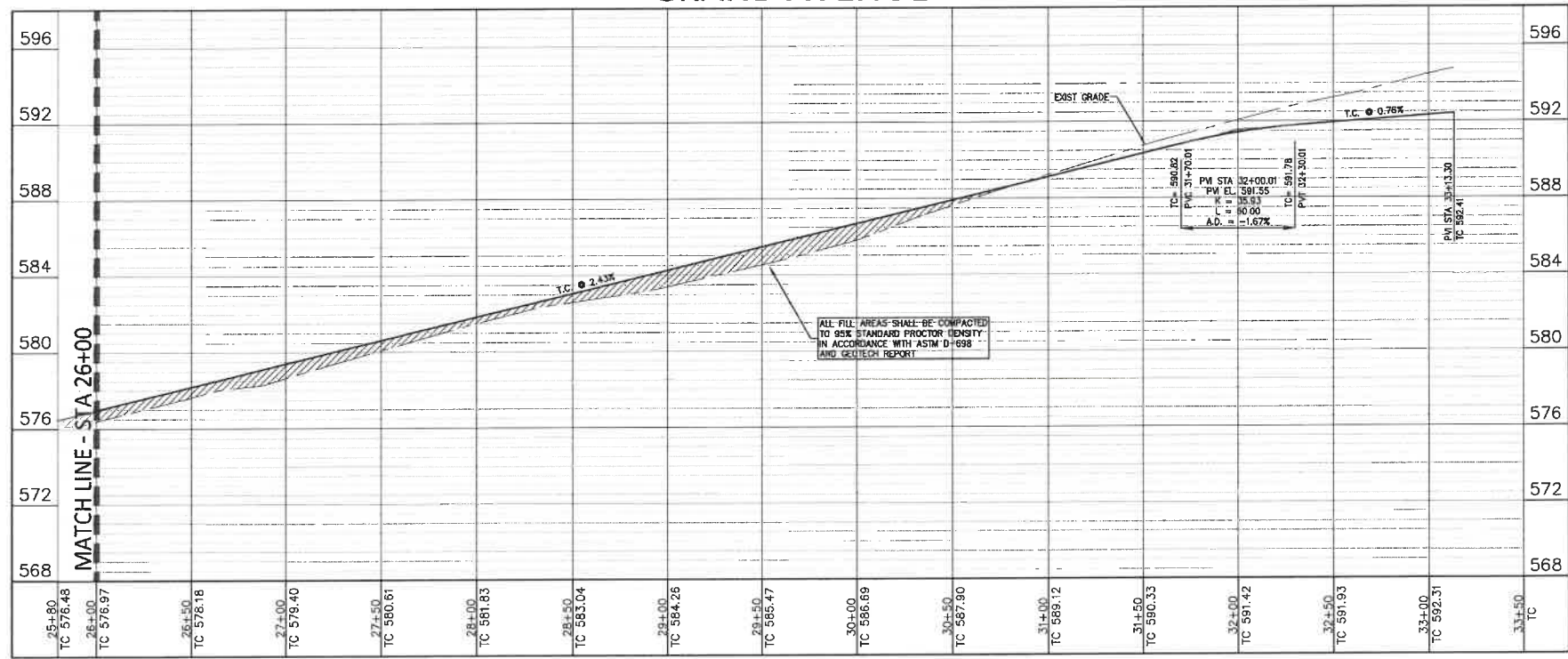
- PROFILE LEGEND**
- TOP OF CURB PROFILE
 - N.G. AT CENTERLINE



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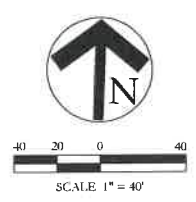


ALL FILL AREAS SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH ASTM D-698 AND GEOTECH REPORT

BENCHMARKS

CITY OF ROCKWALL MONUMENT NO. COR-10: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE. ELEVATION = PLAN 521.61' FIELD 521.57'

CITY OF ROCKWALL MONUMENT NO. COR-11: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30. ELEVATION = PLAN 565.98' FIELD 566.02'



JOHNSON VOLK CONSULTING
TEPELE Engineering Firm No. 1962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

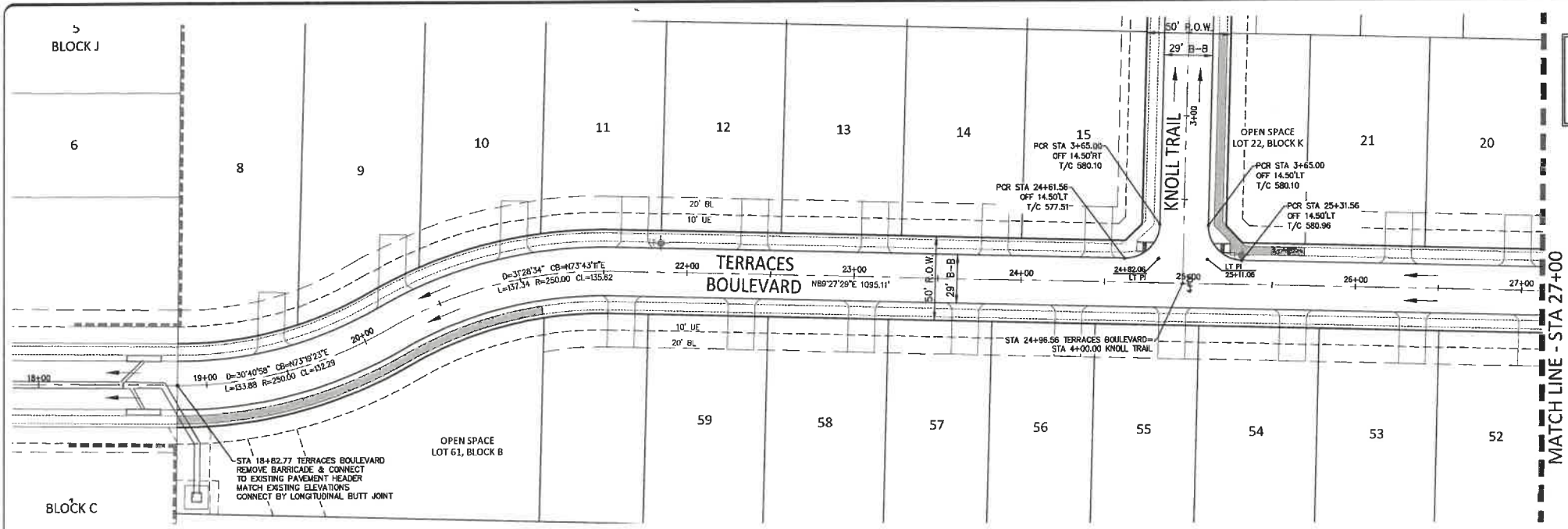
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

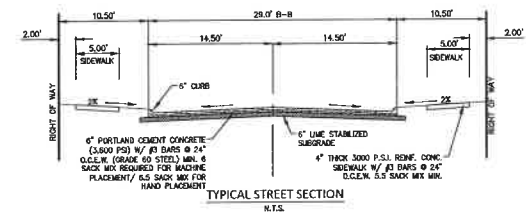
PAVING PLAN & PROFILE
GRAND AVENUE - SHEET 2 OF 2

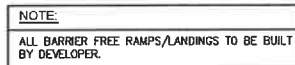
STATE OF TEXAS
THOMAS K. DAYTON
91751
04/01/2024

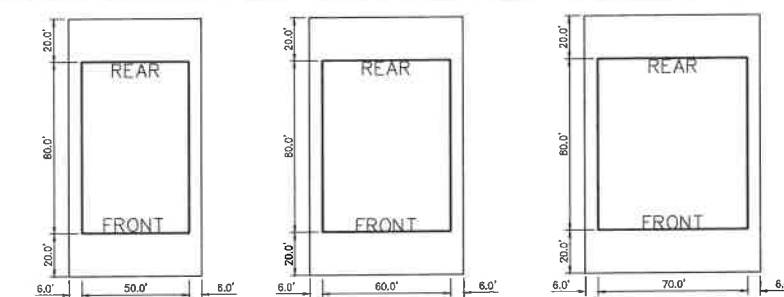
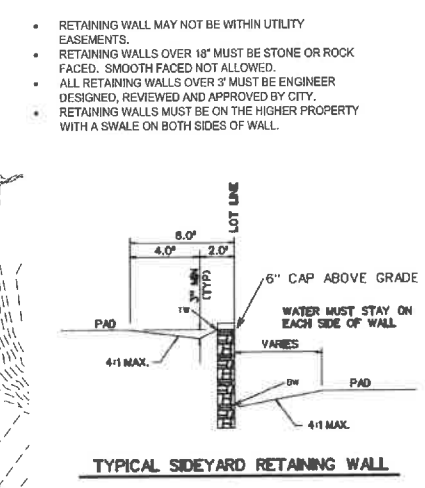
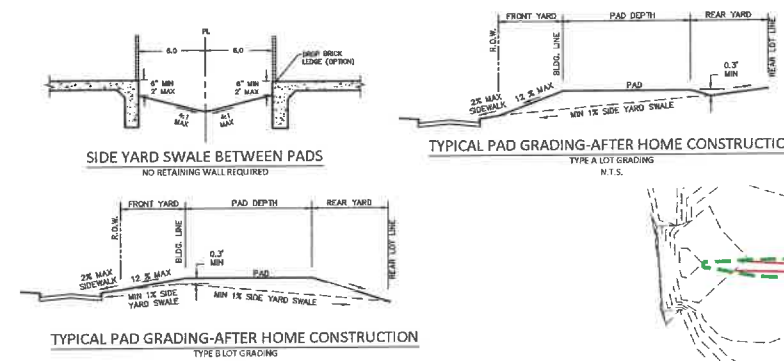
SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch

7







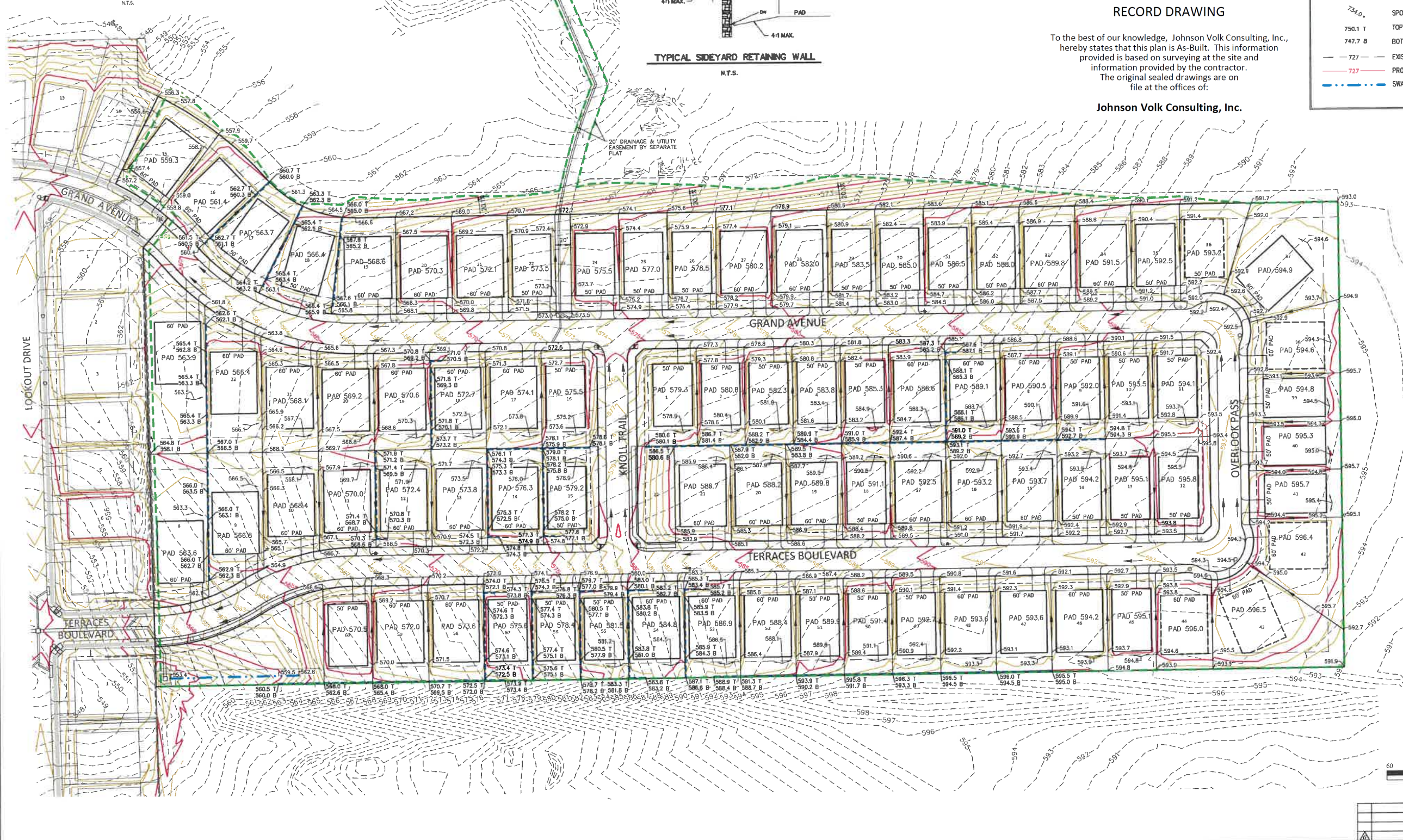


CAUTION!!!
EXISTING UTILITIES

THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

LEGEND

- PROPOSED RETAINING WALL
- LIMITS OF GRADING
- FLOW ARROW
- SPOT ELEVATION
- 750.1 T TOP OF WALL
- 747.7 B BOTTOM OF WALL
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SWALE FLOWLINE



JOHNSON VOLK CONSULTING
TPE&E Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.261.3100

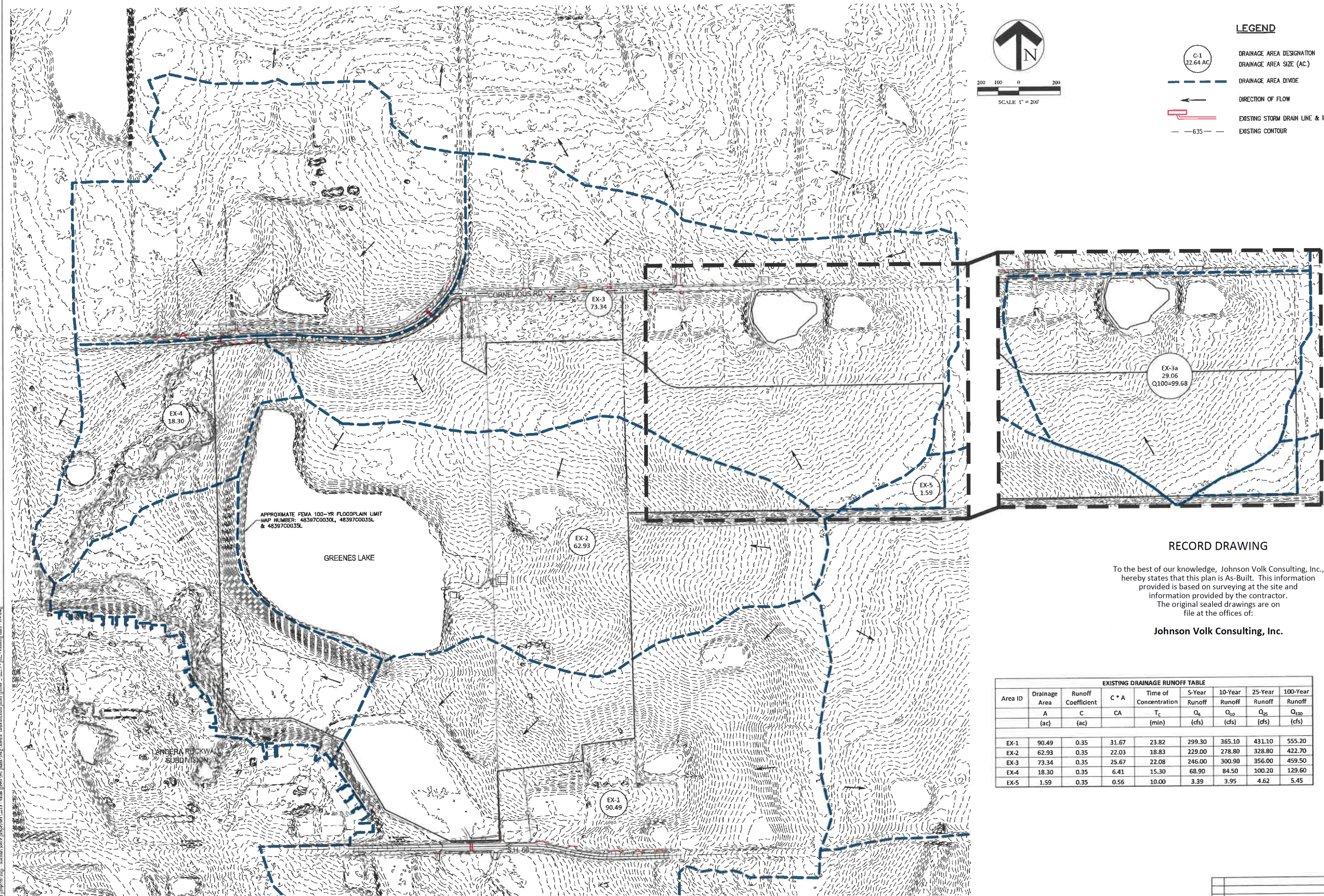
TERRACES PHASE 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

GRADING PLAN

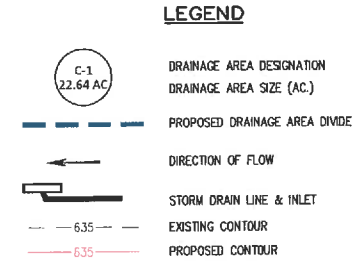
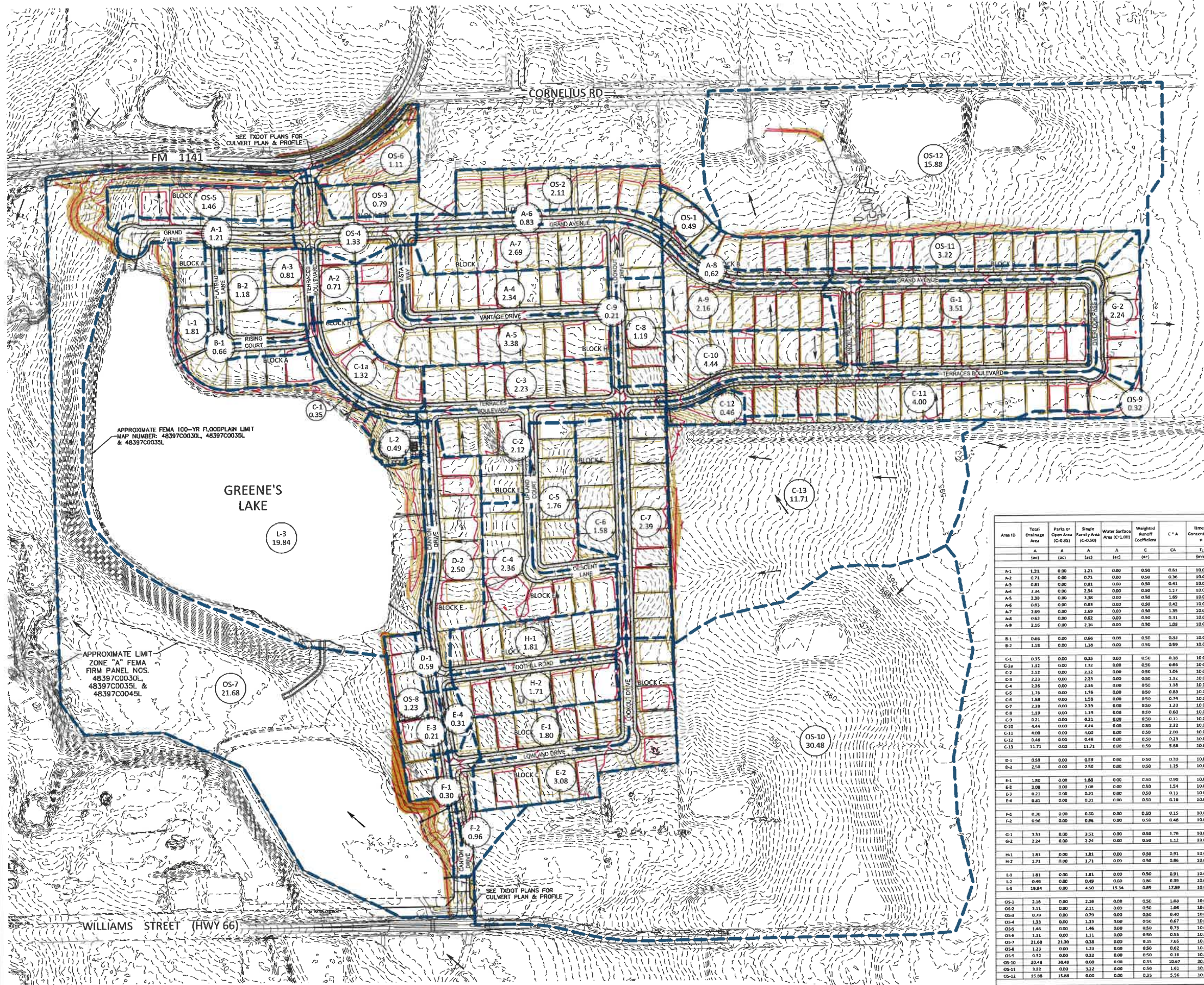
STATE OF TEXAS
THOMAS K. DAYTON
Professional Engineer
05/20/2024

JVC No 2215A

11



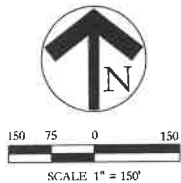
C:\Users\jvolk\OneDrive\Documents\TERRACES PHASE 2\TERRACES PHASE 2.dwg
JVC No 2213A
05/20/2024



RECORD DRAWING

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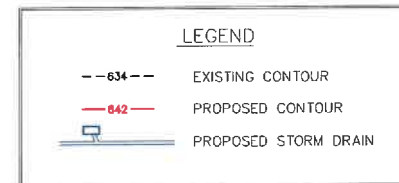
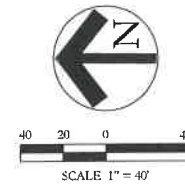
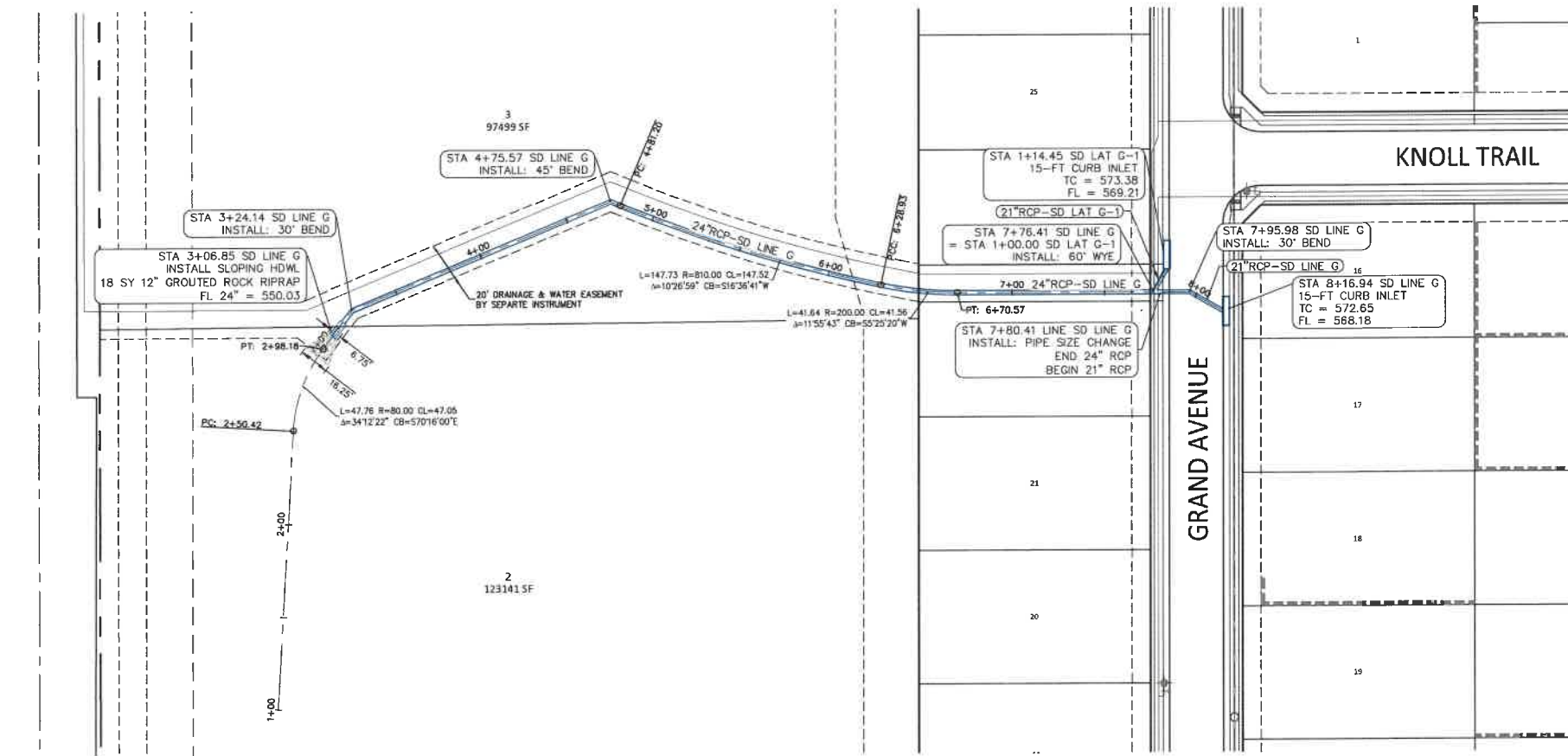


PROPOSED DRAINAGE RUNOFF TABLE																Drains To	
Area ID	Total Drainage Area	Parts or Open Area (C=0.35)	Single Family Area (C=0.50)	Water Surface Area (C=1.00)	Weighted Runoff Coefficient	C * A	Time of Concentration	5-Year		10-Year		25-Year		100-Year		Flow (cfs)	Area
	A (ac)	A (ac)	A (ac)	A (ac)	C	CA	Tc (min)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)		
A-1	1.21	0.00	1.21	0.00	0.50	0.61	10.00	6.10	3.69	7.10	4.90	8.30	5.02	9.80	5.93	GREENE'S LAKE	
A-2	0.71	0.00	0.71	0.00	0.50	0.36	10.00	6.10	2.17	7.10	2.52	8.30	2.95	9.80	3.48	GREENE'S LAKE	
A-3	0.81	0.00	0.81	0.00	0.50	0.41	10.00	6.10	2.47	7.10	2.86	8.30	3.26	9.80	3.97	GREENE'S LAKE	
A-4	1.34	0.00	1.34	0.00	0.50	1.17	10.00	6.10	7.14	7.10	8.31	8.30	9.71	9.80	11.47	GREENE'S LAKE	
A-5	3.38	0.00	3.38	0.00	0.50	1.89	10.00	6.10	10.31	7.10	12.00	8.30	14.03	9.80	16.16	GREENE'S LAKE	
A-6	0.83	0.00	0.83	0.00	0.50	0.42	10.00	6.10	2.53	7.10	2.95	8.30	3.44	9.80	4.07	GREENE'S LAKE	
A-7	2.89	0.00	2.89	0.00	0.50	1.35	10.00	6.10	8.20	7.10	9.15	8.30	11.16	9.80	13.18	GREENE'S LAKE	
A-8	0.62	0.00	0.62	0.00	0.50	0.31	10.00	6.10	1.89	7.10	2.20	8.30	2.57	9.80	3.04	GREENE'S LAKE	
A-9	2.15	0.00	2.15	0.00	0.50	1.08	10.00	6.10	6.59	7.10	7.87	8.30	9.96	9.80	10.58	GREENE'S LAKE	
B-1	0.66	0.00	0.66	0.00	0.50	0.33	10.00	6.10	2.01	7.10	2.34	8.30	2.74	9.80	3.23	GREENE'S LAKE	
B-2	1.18	0.00	1.18	0.00	0.50	0.59	10.00	6.10	3.60	7.10	4.19	8.30	4.90	9.80	5.78	GREENE'S LAKE	
C-1	0.35	0.00	0.35	0.00	0.50	0.18	10.00	6.10	1.07	7.10	1.24	8.30	1.45	9.80	1.72	GREENE'S LAKE	
C-2	1.12	0.00	1.12	0.00	0.50	0.66	10.00	6.10	4.09	8.30	4.69	9.80	5.48	9.80	6.47	GREENE'S LAKE	
C-3	2.13	0.00	2.13	0.00	0.50	1.06	10.00	6.10	6.47	7.10	7.83	8.30	9.80	10.39	10.99	GREENE'S LAKE	
C-4	2.36	0.00	2.36	0.00	0.50	1.18	10.00	6.10	7.20	7.10	8.36	8.30	9.79	9.80	11.56	GREENE'S LAKE	
C-5	1.16	0.00	1.16	0.00	0.50	0.58	10.00	6.10	3.37	7.10	4.25	8.30	5.20	9.80	6.24	GREENE'S LAKE	
C-6	1.58	0.00	1.58	0.00	0.50	0.79	10.00	6.10	4.82	7.10	5.61	8.30	6.56	9.80	7.74	GREENE'S LAKE	
C-7	2.39	0.00	2.39	0.00	0.50	1.20	10.00	6.10	7.29	7.10	8.48	8.30	9.92	9.80	11.71	GREENE'S LAKE	
C-8	1.19	0.00	1.19	0.00	0.50	0.60	10.00	6.10	3.63	7.10	4.23	8.30	4.94	9.80	5.83	GREENE'S LAKE	
C-9	0.21	0.00	0.21	0.00	0.50	0.11	10.00	6.10	0.64	7.10	0.75	8.30	0.87	9.80	1.03	GREENE'S LAKE	
C-10	4.44	0.00	4.44	0.00	0.50	2.22	10.00	6.10	13.54	7.10	15.76	8.30	18.43	9.80	21.76	GREENE'S LAKE	
C-11	4.00	0.00	4.00	0.00	0.50	2.00	10.00	6.10	12.20	7.10	14.20	8.30	16.60	9.80	19.60	GREENE'S LAKE	
C-12	0.46	0.00	0.46	0.00	0.50	0.23	10.00	6.10	1.46	7.10	1.63	8.30	1.91	9.80	2.25	GREENE'S LAKE	
C-13	11.71	0.00	11.71	0.00	0.50	5.96	10.00	6.10	35.72	7.10	41.57	8.30	48.60	9.80	57.38	GREENE'S LAKE	
D-1	0.59	0.00	0.59	0.00	0.50	0.30	10.00	6.10	1.80	7.10	2.09	8.30	2.45	9.80	2.89	GREENE'S LAKE	
D-2	2.50	0.00	2.50	0.00	0.50	1.25	10.00	6.10	7.63	7.10	8.88	8.30	10.38	9.80	12.25	GREENE'S LAKE	
E-1	1.80	0.00	1.80	0.00	0.50	0.90	10.00	6.10	5.49	7.10	6.39	8.30	7.47	9.80	8.82	FLOODPLAIN	
E-2	3.08	0.00	3.08	0.00	0.50	1.54	10.00	6.10	9.39	7.10	10.89	8.30	12.78	9.80	15.09	FLOODPLAIN	
E-3	0.21	0.00	0.21	0.00	0.50	0.11	10.00	6.10	0.64	7.10	0.75	8.30	0.87	9.80	1.03	FLOODPLAIN	
E-4	0.31	0.00	0.31	0.00	0.50	0.16	10.00	6.10	0.95	7.10	1.10	8.30	1.29	9.80	1.52	FLOODPLAIN	
F-1	0.30	0.00	0.30	0.00	0.50	0.15	10.00	6.10	0.90	7.10	1.07	8.30	1.25	9.80	1.47	FLOODPLAIN	
F-2	0.96	0.00	0.96	0.00	0.50	0.48	10.00	6.10	2.90	7.10	3.41	8.30	3.98	9.80	4.70	FLOODPLAIN	
G-1	1.51	0.00	1.51	0.00	0.50	0.76	10.00	6.10	4.63	7.10	5.46	8.30	6.34	9.80	7.52	EXISTING POND	
G-2	2.24	0.00	2.24	0.00	0.50	1.12	10.00	6.10	6.81	7.10	7.95	8.30	9.10	9.80	10.88	EXISTING POND	
H-1	1.81	0.00	1.81	0.00	0.50	0.91	10.00	6.10	5.52	7.10	6.43	8.30	7.51	9.80	8.87	GREENE'S LAKE	
H-2	1.71	0.00	1.71	0.00	0.50	0.86	10.00	6.10	5.22	7.10	6.07	8.30	7.10	9.80	8.38	GREENE'S LAKE	
I-1	1.81	0.00	1.81	0.00	0.50	0.91	10.00	6.10	5.52	7.10	6.43	8.30	7.51	9.80	8.87	GREENE'S LAKE	
I-2	0.49	0.00	0.49	0.00	0.50	0.25	10.00	6.10	1.56	7.10	1.80	8.30	2.12	9.80	2.51	GREENE'S LAKE	
I-3	19.84	0.00	19.84	0.00	0.50	9.92	10.00	6.10	60.70	7.10	70.70	8.30	83.60	9.80	107.38	GREENE'S LAKE	
OS-1	2.16	0.00	2.16	0.00	0.50	1.08	10.00	6.10	6.59	7.10	7.87	8.30	9.96	9.80	10.58	CORNELIUS ROAD	
OS-2	2.11	0.00	2.11	0.00	0.50	1.06	10.00	6.10	6.44	7.10	7.49	8.30	8.75	9.80	10.34	CORNELIUS ROAD	
OS-3	0.79	0.00	0.79	0.00	0.50	0.40	10.00	6.10	2.41	7.10	2.80	8.30	3.28	9.80	3.87	FM 1141	
OS-4	1.33	0.00	1.33	0.00	0.50	0.67	10.00	6.10	4.06	7.10	4.72	8.30	5.52	9.80	6.52	FM 1141	
OS-5	1.46	0.00	1.46	0.00	0.50	0.73	10.00	6.10	4.45	7.10	5.18	8.30	6.06	9.80	7.15	FM 1141	
OS-6	1.11	0.00	1.11	0.00	0.50	0.55	10.00	6.10	3.39	7.10	3.94	8.30	4.61	9.80	5.44	FM 1141	
OS-7	21.68	21.30	0.38	0.00	0.35	7.65	10.00	6.10	48.62	7.10	54.28	8.30	63.45	9.80	74.32	FLOODPLAIN	
OS-8	1.23	0.00	1.23	0.00	0.50	0.62	10.00	6.10	3.75	7.10	4.37	8.30	5.10	9.80	6.03	FLOODPLAIN	
OS-9	0.12	0.00	0.12	0.00	0.50	0.16	10.00	6.10	0.98	7.10	1.14	8.30	1.33	9.80	1.57	EAST PROPERTY	
OS-10	30.48	30.48	0.00	0.00	0.35	10.67	20.00	4.90	52.27	5.80	62.84	6.60	70.41	8.30	88.54	CANYON DRIVE CULVERT	
OS-11	3.22	0.00	3.22	0.00	0.50	1.61	10.00	6.10	9.82	7.10	11.43	8.30	13.36	9.80	15.76	EXISTING POND	
OS-12	15.88	15.88	0.00	0.00	0.35	5.56	10.00	6.10	33.90	7.10	39.46	8.30	46.13	9.80	54.67	EXISTING POND	

System ID	Collection Point Station		Conduit Properties											Incremental Drainage Area										Pipe Calculations										Design HGL	Top of Curb Elevation	HGL Depth Below 1' C	Remarks						
	U/S	D/S	Length	# of Barrels	Pipe Size	Box		Type	Area	Wetted Perimeter	Hydraulic Radius	Manning's n	Flowline Elevation		Slope	Inlet ID	Incremental Drainage Area		Upstream Tc	Design Storm Frequency	Intensity	Runoff	Conduit Capacity	Partial Flow	Velocity	Time in Conduit	Friction Slope	Friction Headloss		Headloss Calculations													
						Span	Rise						V1/2g	V2/2g			Junction Type	Coefficient Kc										Headloss	U/S	D/S	V1/2g	V2/2g	Headloss										
																																						Friction Headloss	U/S	D/S	V1/2g	V2/2g	Headloss
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]	[11]	[12]	[13]	[14]	[15]	[16]	[17]	[18]	[19]	[20]	[21]	[22]	[23]	[24]	[25]	[26]	[27]	[28]	[29]	[30]	[31]	[32]	[33]	[34]	[35]	[36]	[37]	[38]	[39]	[40]	[41]	[42]		
SD LINE G	18+64.14	7+95.08	20.87	N/A	21.00	N/A	N/A	RCP	2.41	5.90	0.44	0.013	568.18	567.94	0.011	G-1	3.51	0.50	1.76	1.76	10.00	100	9.80	16.04	16.66	YES	6.67	0.05	0.012	0.35	570.39	570.15	0.69	0.69	INLET		0.68	572.36	572.65	1.39			
SD LINE G	7+95.08	7+80.41	15.57	N/A	21.00	N/A	N/A	RCP	2.41	5.90	0.44	0.013	567.94	567.77	0.011			0.50	0.00	1.76	1.76	10.00	100	9.80	16.04	16.66	YES	6.67	0.04	0.012	0.28	569.77	569.79	0.69	0.69	BLIND	0.25	0.17	570.15	572.77	2.62		
SD LINE G	7+80.41	7+76.42	4.00	N/A	21.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	567.46	567.46	0.000			0.50	0.00	1.76	1.76	10.00	100	9.80	16.04	28.69	YES	5.11	0.01	0.007	0.03	568.79	569.76	0.41	0.41	NULL		0.00	569.79	571.00	3.21		
SD LINE G	7+76.42	7+70.57	5.85	N/A	21.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	567.46	566.77	0.011	G-2	2.24	0.50	1.12	2.88	10.00	100	9.80	27.67	28.69	YES	8.62	0.20	0.012	1.24	569.01	567.77	1.25	1.15	WYE	0.35	0.75	569.76	573.08	3.32			
SD LINE G	6+70.57	6+43.41	27.16	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	565.77	565.33	0.016			0.50	0.00	2.88	10.00	100	9.80	27.67	28.69	YES	8.62	0.05	0.012	0.32	567.67	567.39	1.15	1.15	NULL		0.00	567.77	572.40	4.71			
SD LINE G	6+43.41	6+28.93	14.48	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	565.33	563.41	0.132			0.50	0.00	2.88	10.00	100	9.80	27.67	82.54	YES	8.62	0.23	0.012	1.17	565.38	563.41	1.15	1.15	NULL		0.00	567.39	571.00	3.61			
SD LINE G	6+28.93	6+19.05	9.88	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	563.41	561.11	0.132			0.50	0.00	2.88	10.00	100	9.80	27.67	54.16	YES	8.62	0.07	0.012	1.02	562.11	566.11	1.15	1.15	NULL		0.00	566.11	566.50	2.39			
SD LINE G	6+19.05	6+18.20	137.85	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	561.11	554.25	0.057			0.50	0.00	2.88	10.00	100	9.80	27.67	54.16	YES	8.62	0.21	0.012	1.02	560.00	555.83	1.15	1.15	NULL		0.00	556.13	559.02	2.77			
SD LINE G	4+18.20	4+12.57	5.63	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	554.25	553.93	0.007			0.50	0.00	2.88	10.00	100	9.80	27.67	35.14	YES	8.62	0.29	0.012	1.78	554.30	552.52	1.15	1.15	BLIND	0.37	0.43	554.60	555.67	2.67			
SD LINE G	4+12.57	3+24.14	151.44	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	553.93	550.29	0.024			0.50	0.00	2.88	10.00	100	9.80	27.67	35.14	YES	8.62	0.29	0.012	1.78	554.30	552.52	1.15	1.15	BLIND	0.25	0.29	552.52	554.43	1.91			
SD LINE G	3+24.14	3+06.85	17.28	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	550.29	550.03	0.015			0.50	0.00	2.88	10.00	100	9.80	27.67	27.78	YES	8.62	0.63	0.012	0.20	552.23	552.03	1.15	1.15	BLIND					2.30			
SD LAT G-1	1+14.45	1+00.00	14.45	N/A	21.00	N/A	N/A	RCP	2.41	5.90	0.44	0.013	568.21	567.71	0.104	G-2	2.24	0.50	1.12	1.12	10.00	100	9.80	10.98	51.19	YES	7.88	0.03	0.008	0.12	569.88	569.76	0.96	0.96	INLET		1.21	571.00	573.35	2.30			

Johnson Volk Consulting, Inc.

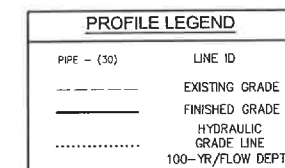
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RECORD DRAWING

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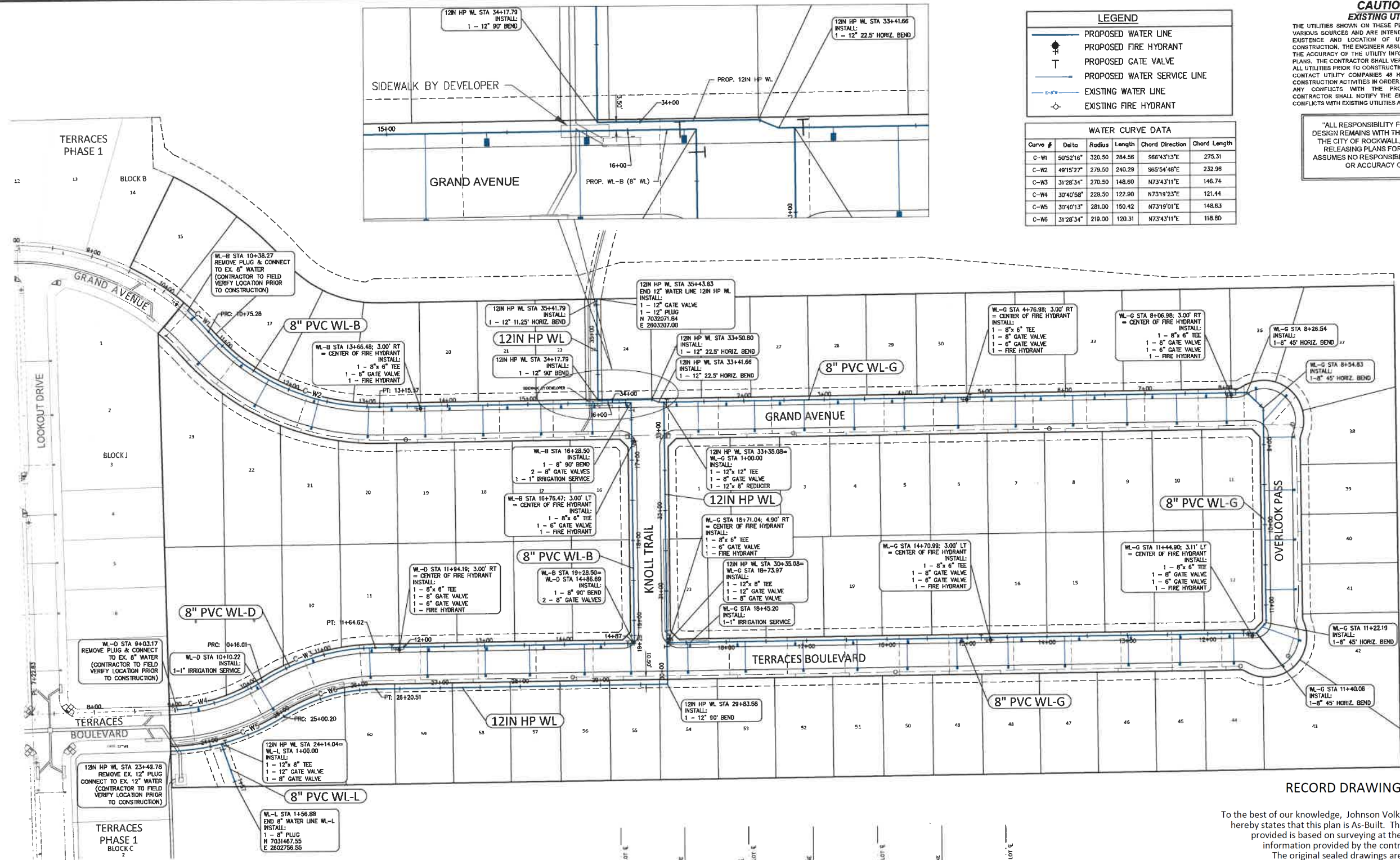
Johnson Volk Consulting, Inc.



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LEGEND

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

WATER CURVE DATA

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C-W1	50°52'16"	320.50	284.56	S66°43'13"E	275.31
C-W2	48°15'27"	279.50	240.29	S65°54'48"E	232.98
C-W3	31°28'34"	270.50	148.80	N73°43'11"E	146.74
C-W4	30°40'58"	228.50	122.80	N73°19'23"E	121.44
C-W5	30°40'13"	281.00	150.42	N73°19'01"E	148.63
C-W6	31°28'34"	219.00	120.31	N73°43'11"E	118.80

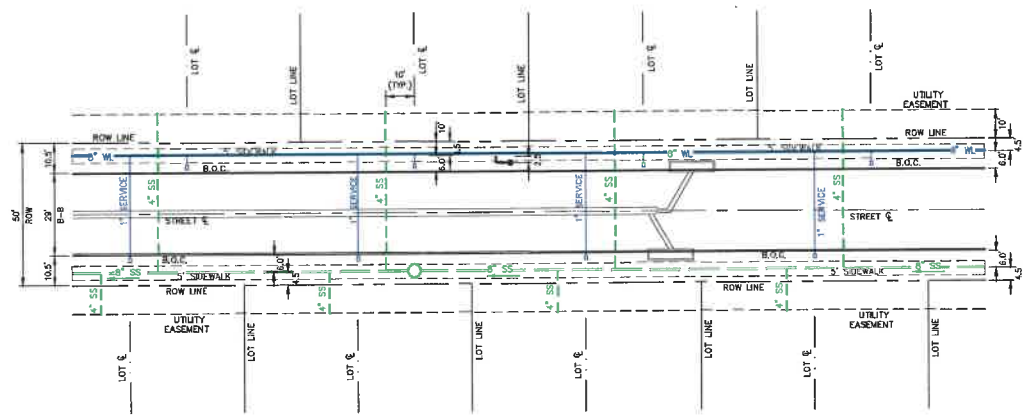
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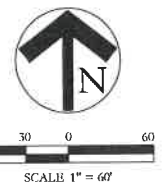
BENCHMARKS

CITY OF ROCKWALL MONUMENT NO. COR-10:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.
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ELEVATION = PLAN 565.98' FIELD 566.02'



NOTE:
SEE DETAIL SHEET 24 FOR UTILITY PLACEMENT CROSS SECTION.



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JOHNSON VOLK CONSULTING
TBPCLS Engineering Firm No. 11992 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.261.1310

TERRACES PHASE 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

WATER PLAN

STATE OF TEXAS
91751
THOMAS K. DAYTON
Professional Engineer
05/20/2024

JVC No 2215A

16



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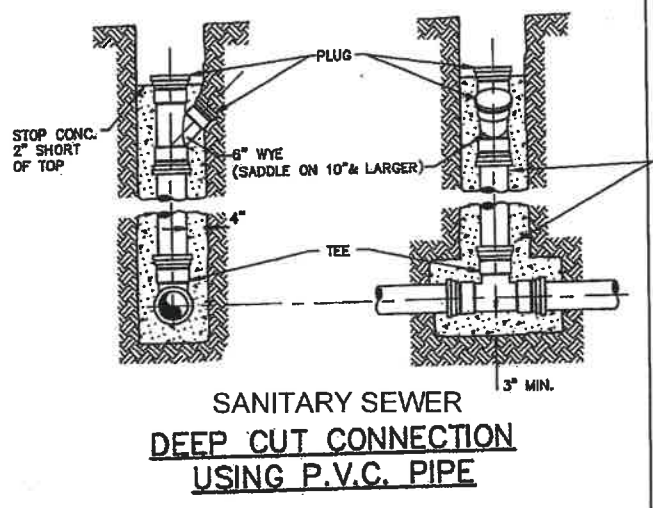
TYPICAL UTILITY PLACEMENT
NTS

OVERLOOK PASS

RECORD DRAWING

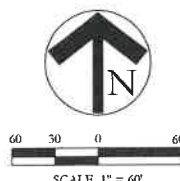
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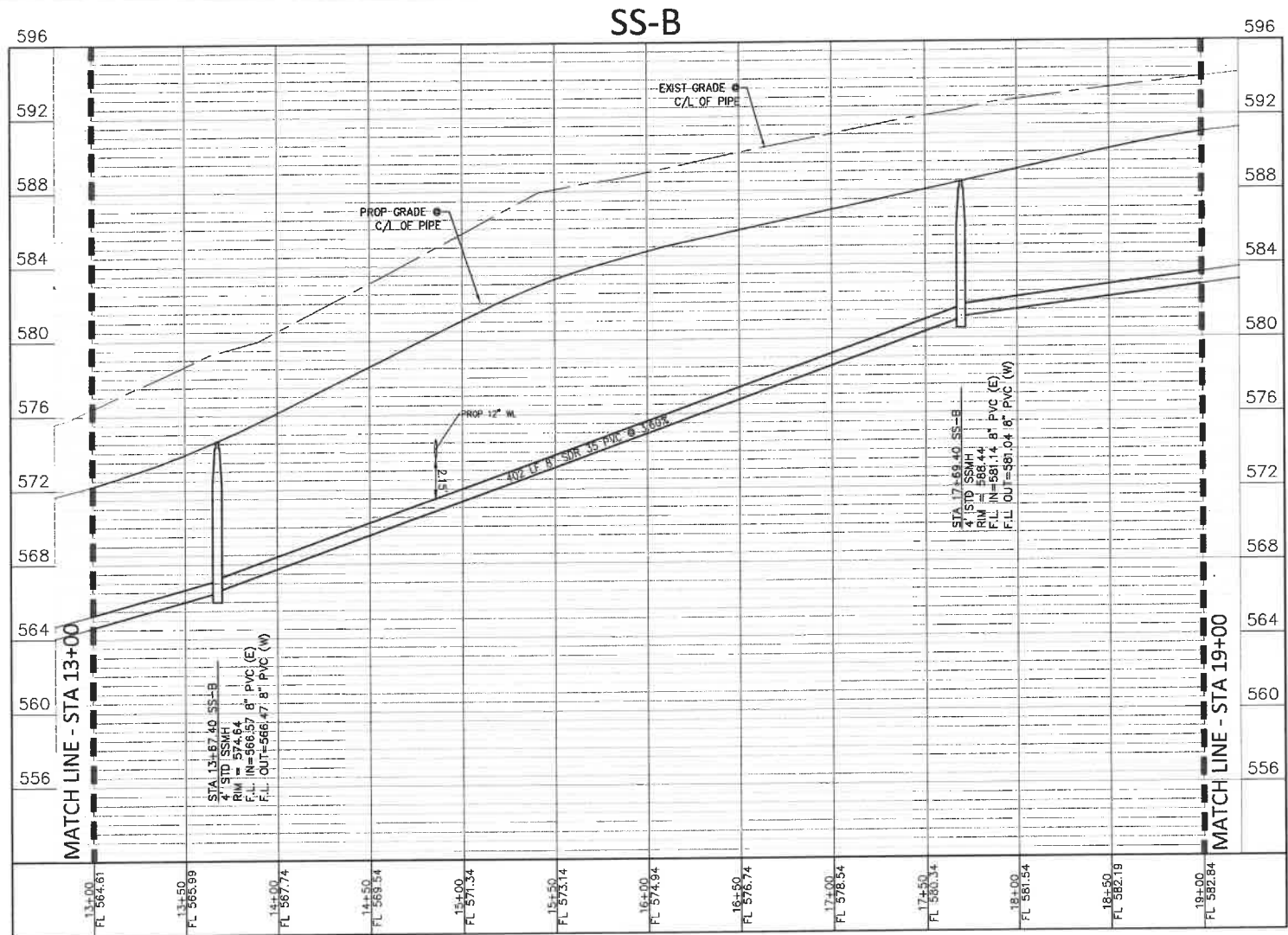
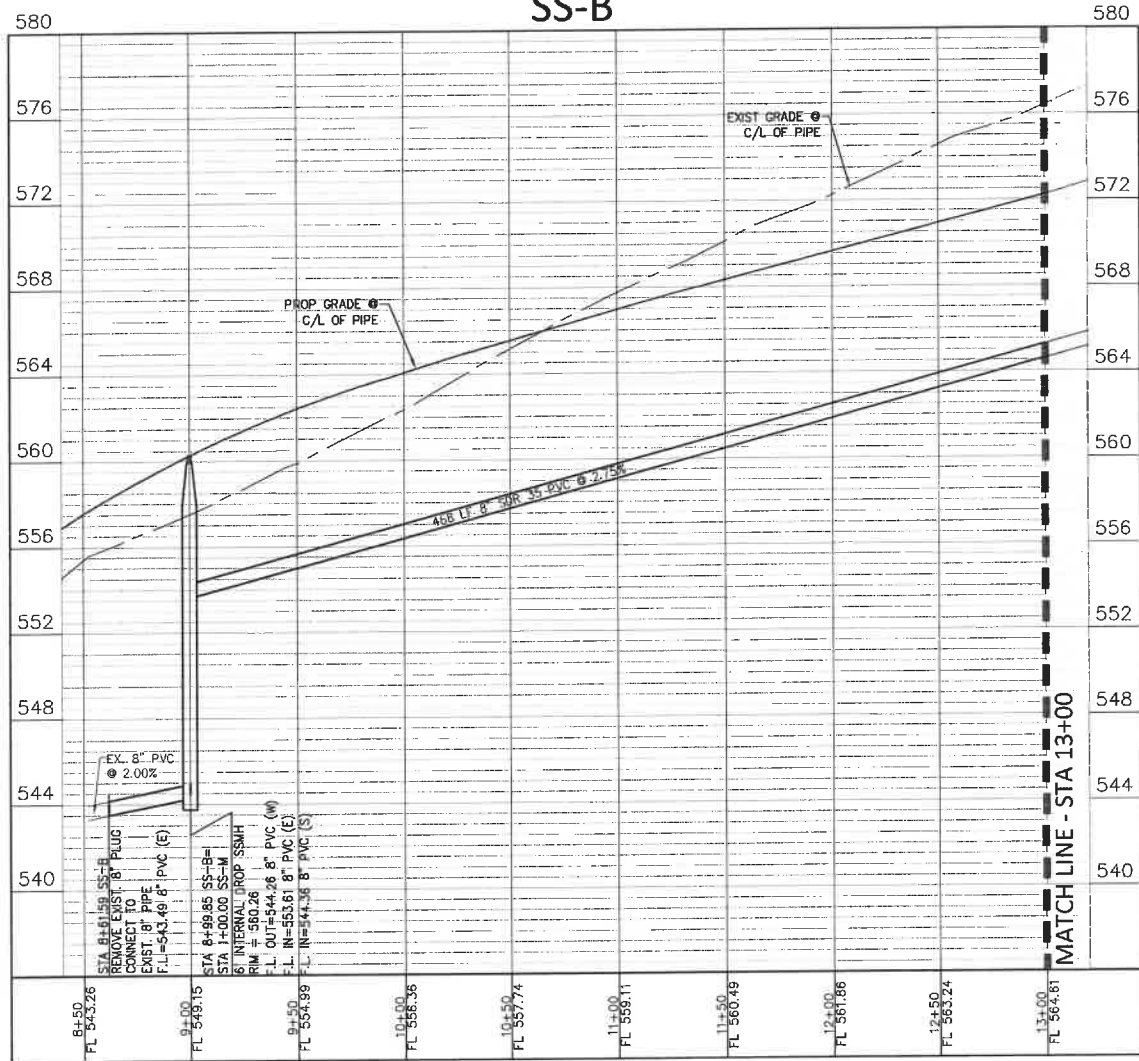
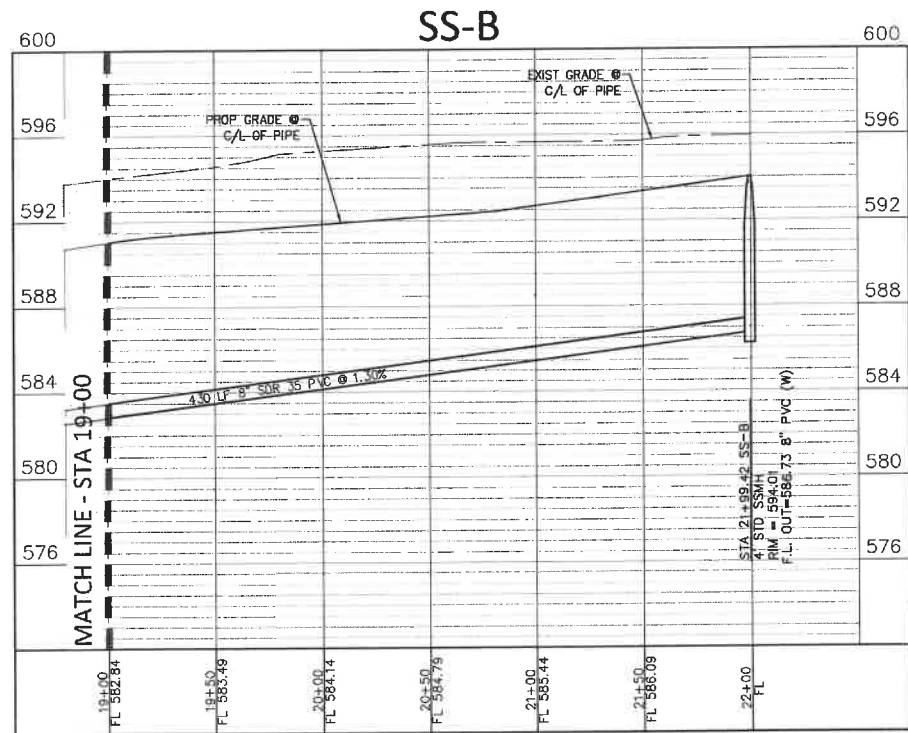


* - DEEP SERVICE CONNECTION REQUIRED
CONTRACTOR TO INSTALL MEGALUG OR APPROVED EQUAL AT WYE AND TEE CONNECTION SO THAT SERVICE PIPE DOES NOT SLIP INTO MAIN LINE FLOW
NOTE: DEEP CUT CONNECTION ARE FOR SERVICES DEEPER THAN 10' ONLY.

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ELEVATION = PLAN 565.98' FIELD 566.02'



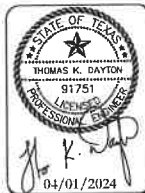
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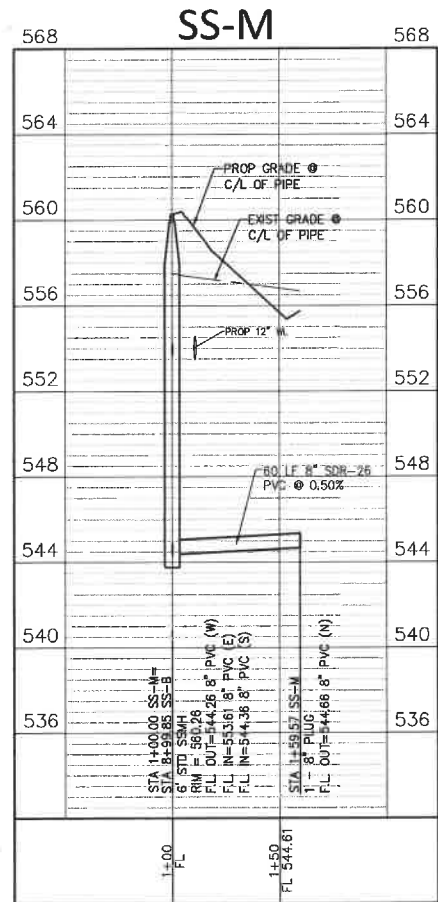
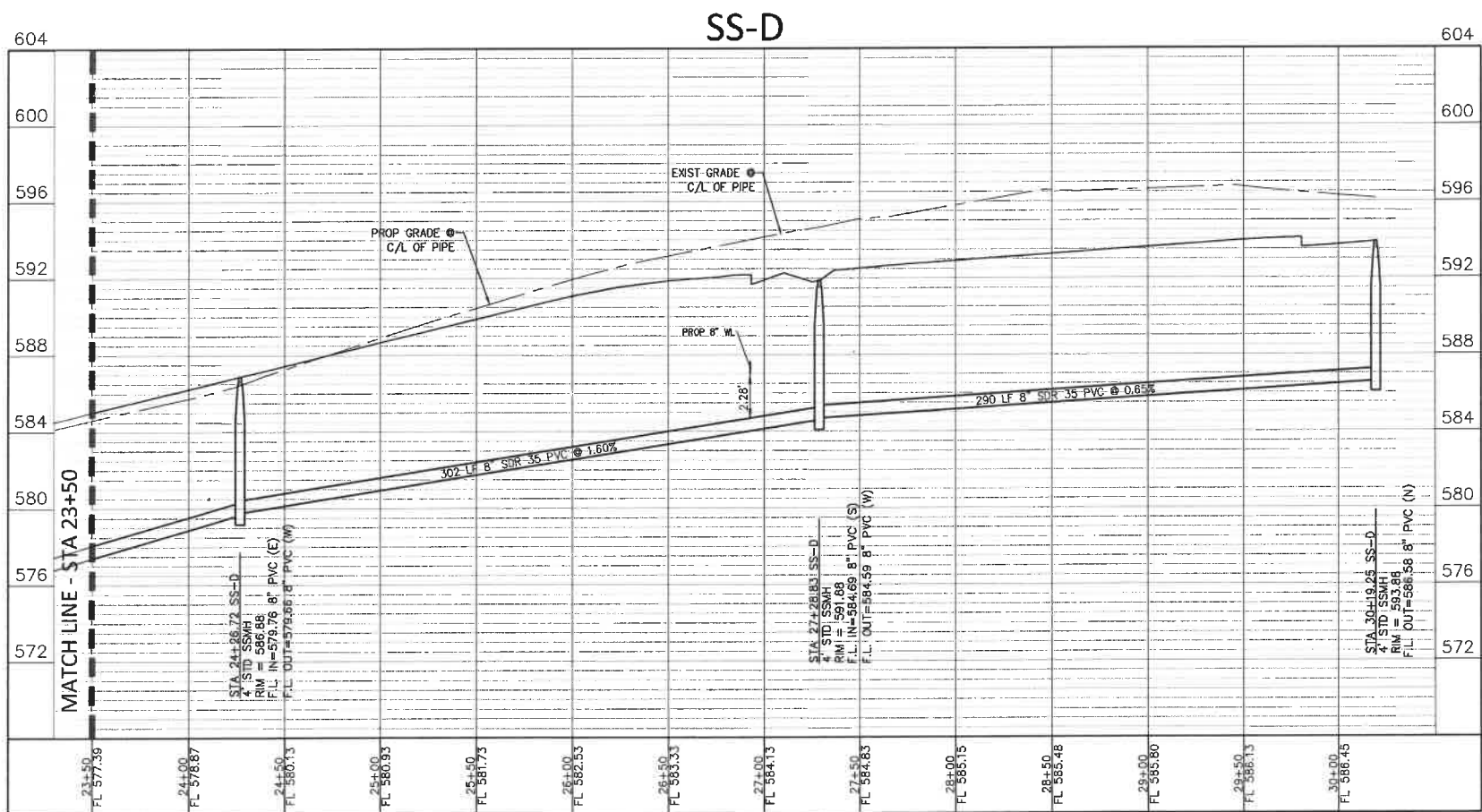
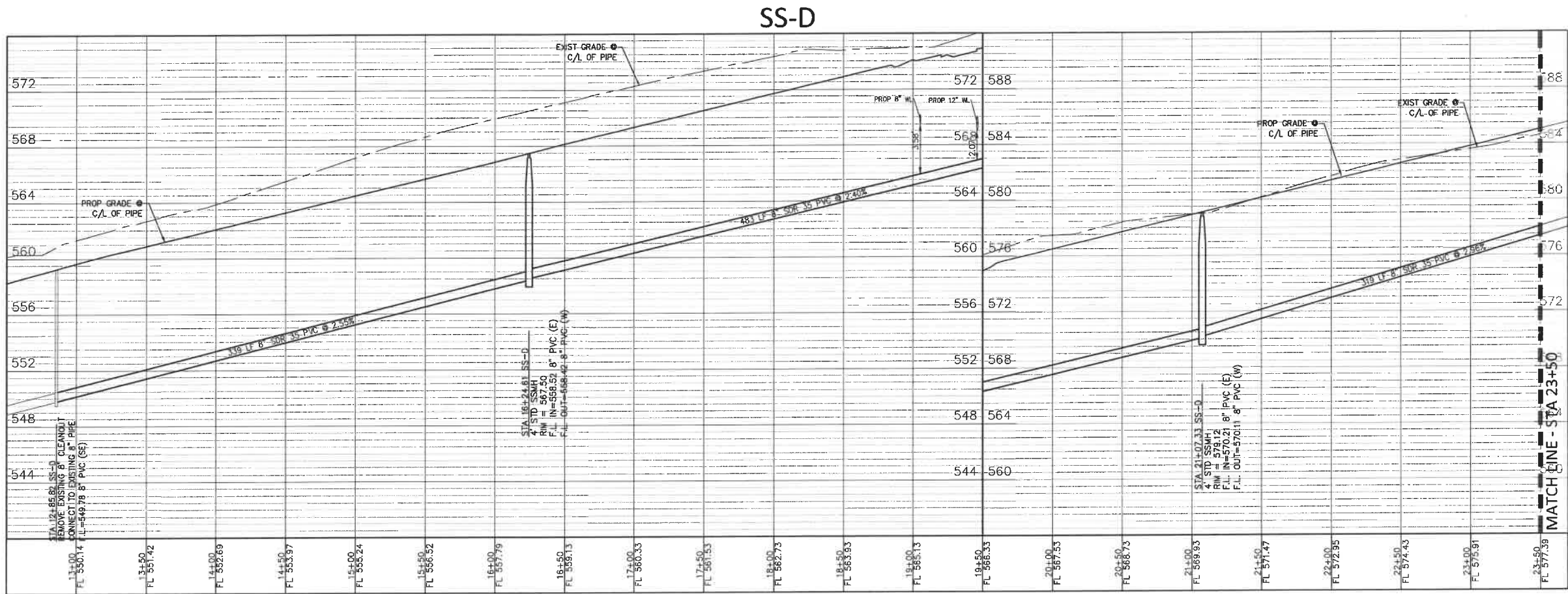
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SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 2215A

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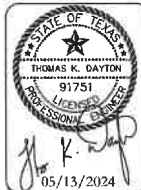


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WASTE WATER PROFILE
SS-D & SS-M



SCALE:
1" = 40' (H)
1" = 4' (V)
One Inch
JVC No 2215A

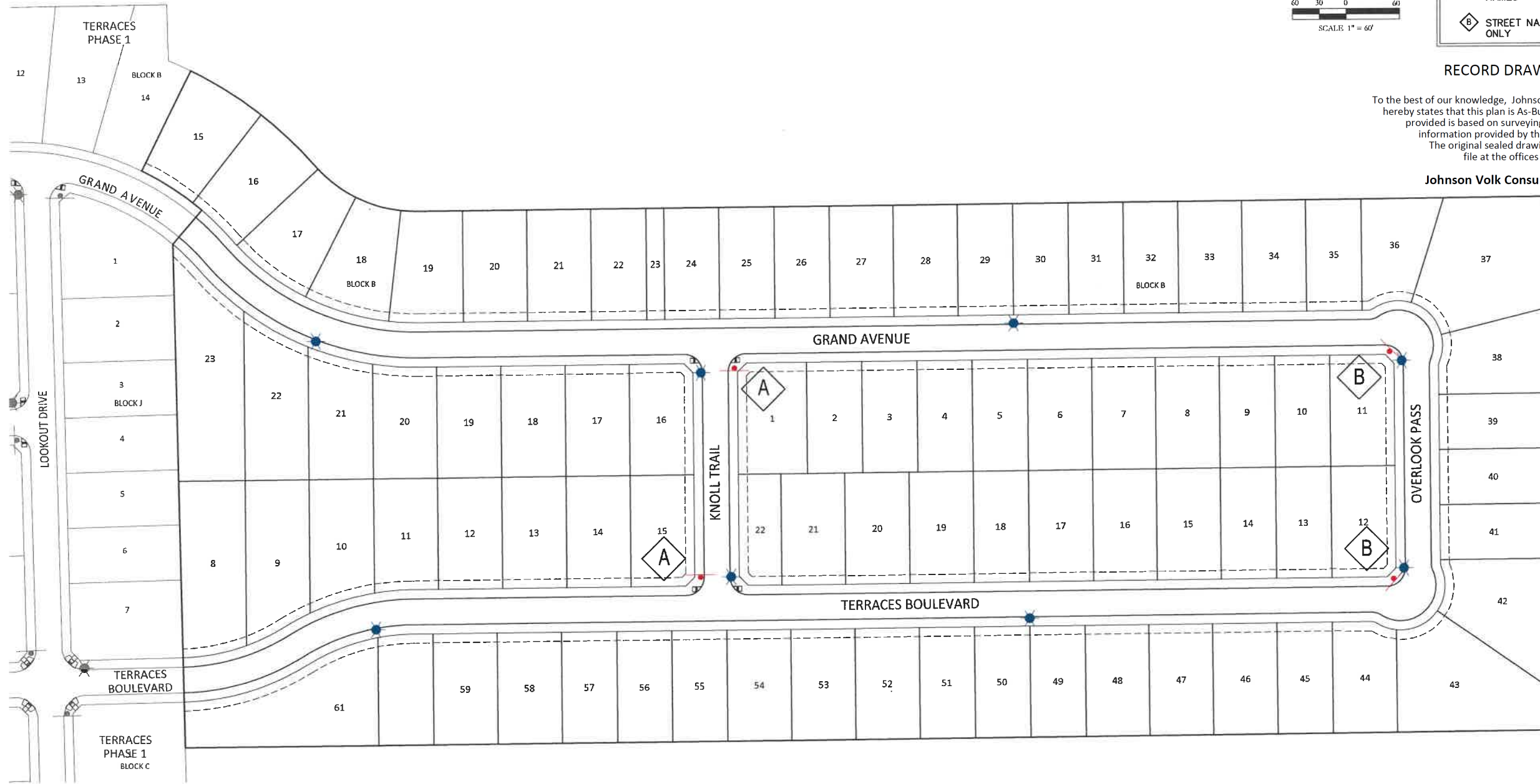
LEGEND

- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- PROPOSED STREET SIGN
- EXISTING STREET SIGN
- R1-1 WITH STREET NAMES
- STOP
- STREET NAMES ONLY
- R1-1 (30"X30")

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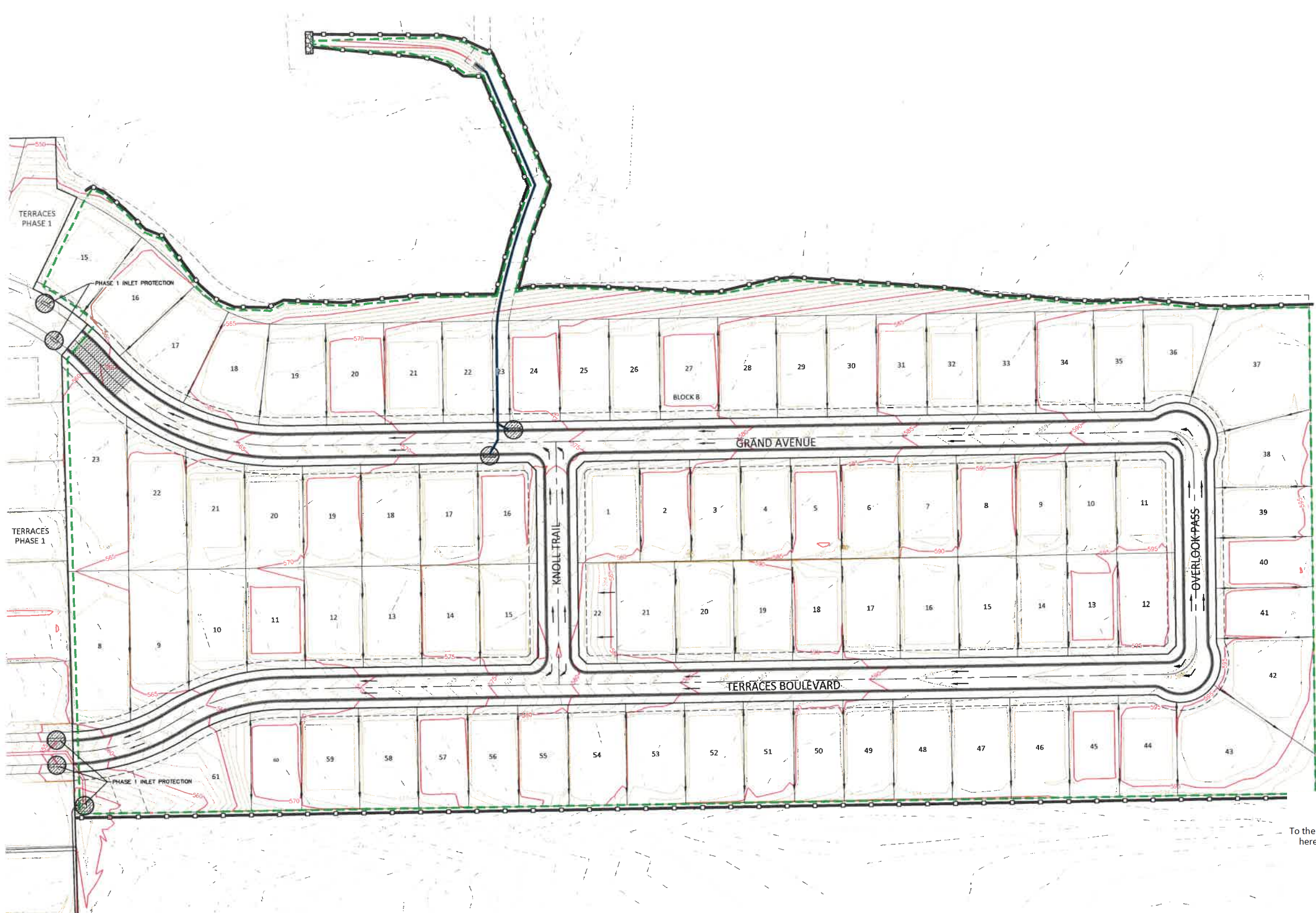


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Plan of property being acquired for use as a site for the construction of a new 2,215 sq. ft. - erosion control plan



LEGEND

	SILT FENCE
	CURLEX
	STAGED INLET PROTECTION
	ROCK CHECK DAM
	CONSTRUCTION ENTRANCE (30' x 80')
	LIMITS OF DISTURBED AREA
	FLOW ARROW
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING STORM DRAIN LINE & INLET
	PROPOSED STORM DRAIN LINE & INLET

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SCALE: 1" = 60'

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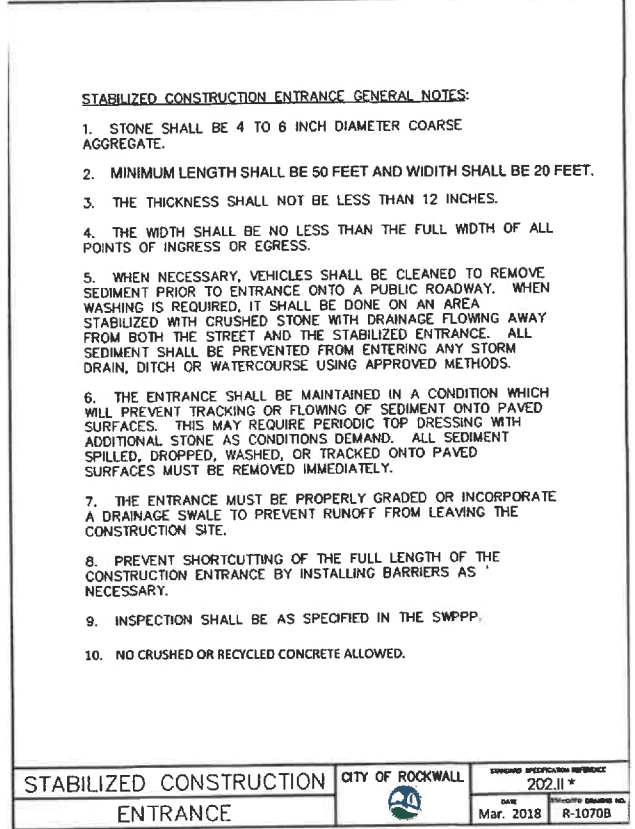
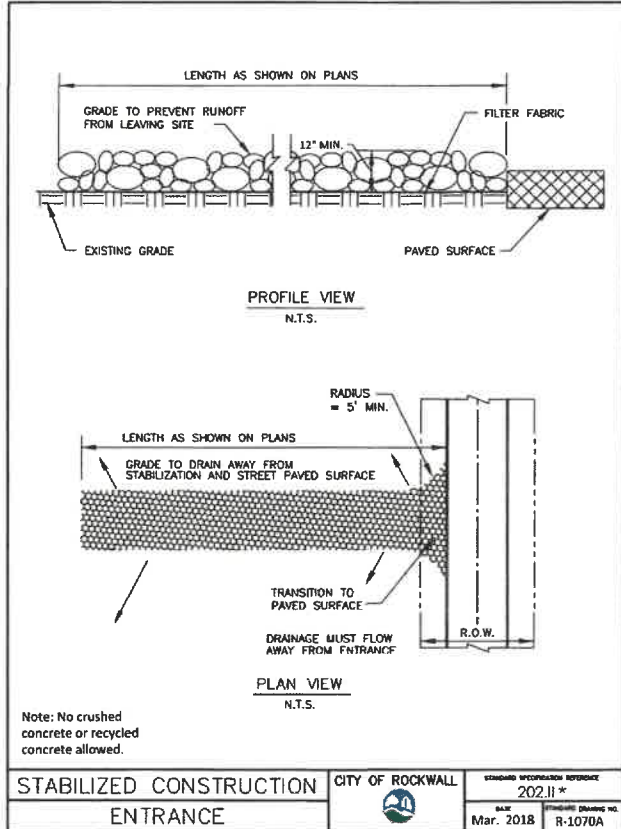
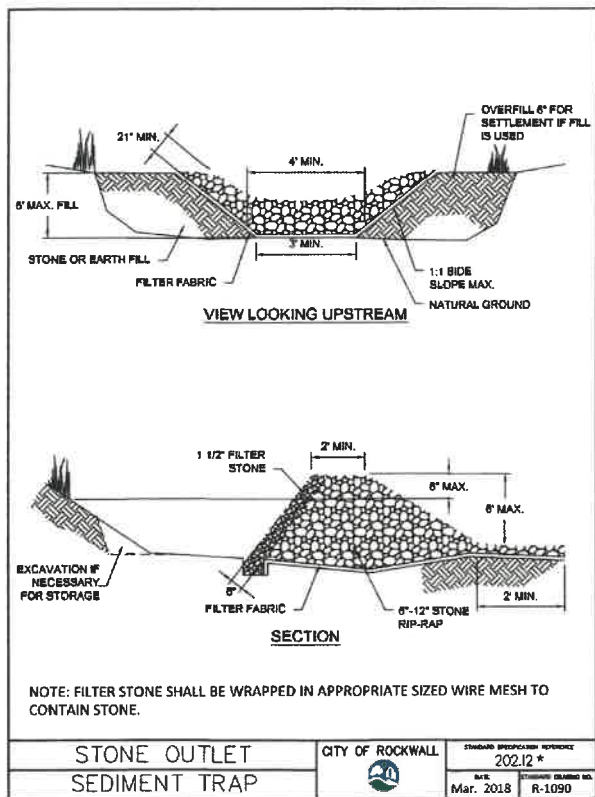
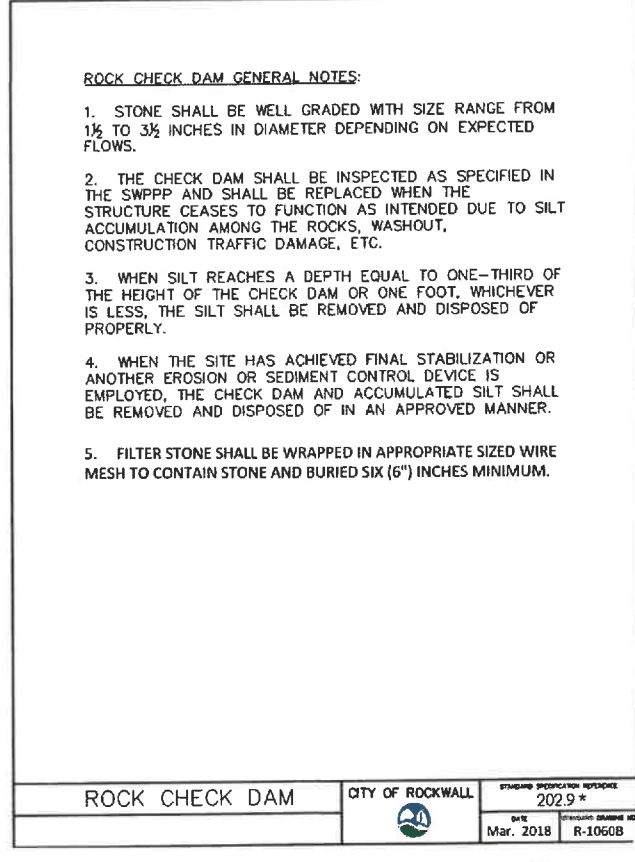
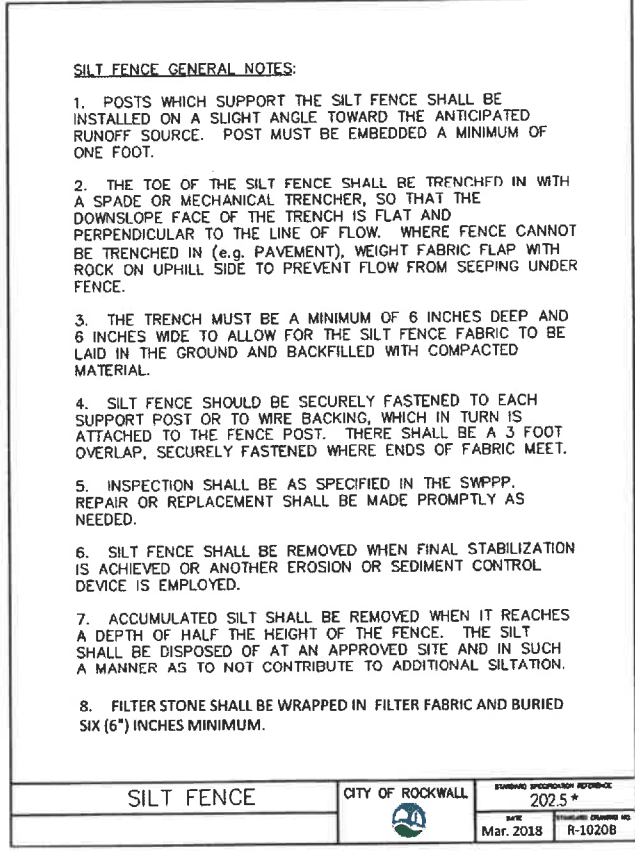
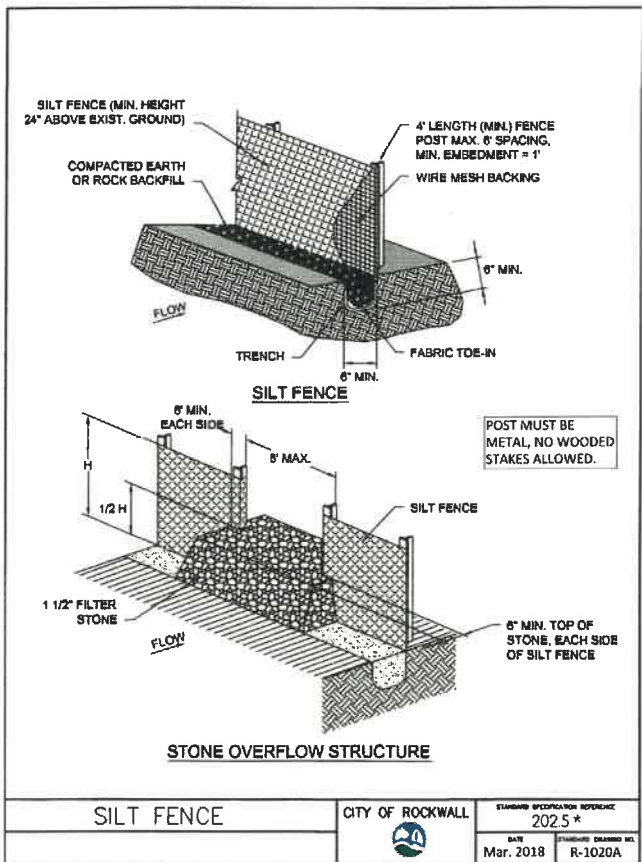
JOHNSON VOLK CONSULTING
TIFEL Engineering Firm No. 11962 / Land Surveying Firm No. 019403
700 Central Parkway East | Suite 1300 | Plano, TX 75074 | 972.201.3100

TERRACES PHASE 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

EROSION CONTROL PLAN

JVC No 2215

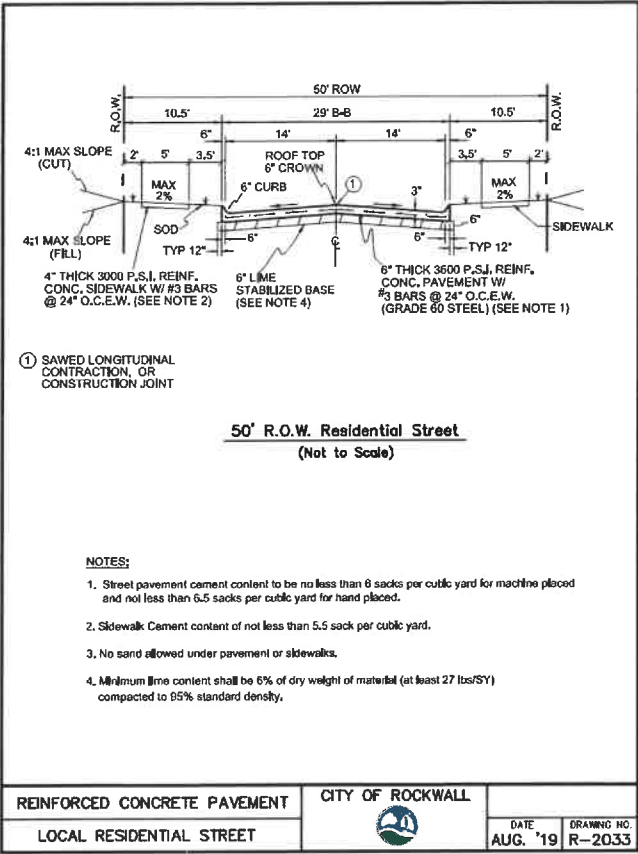
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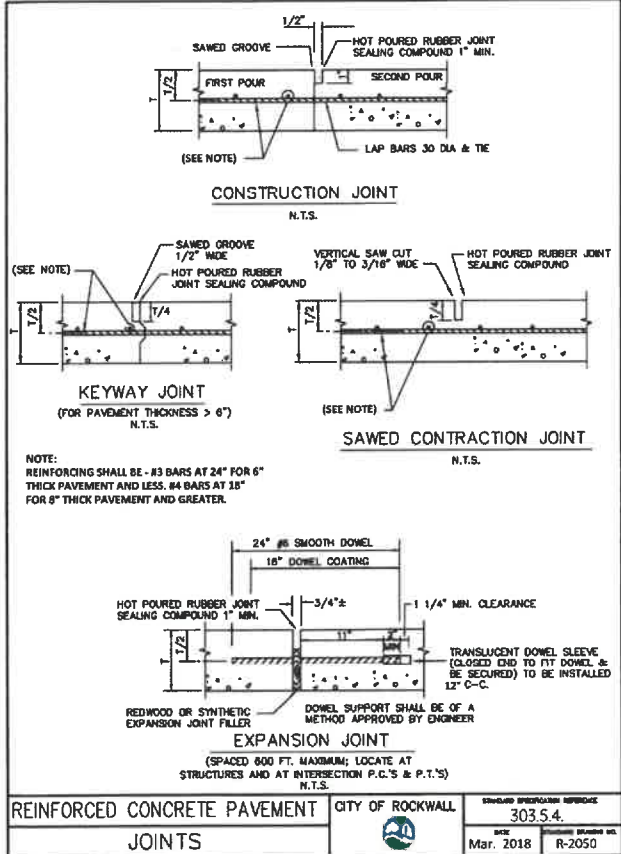
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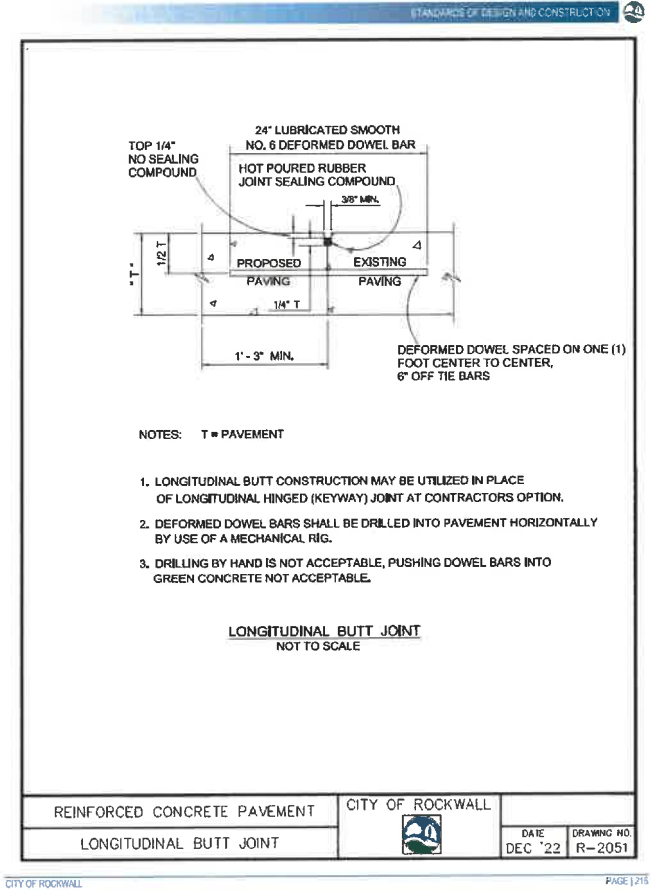
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Page 263



Page 266



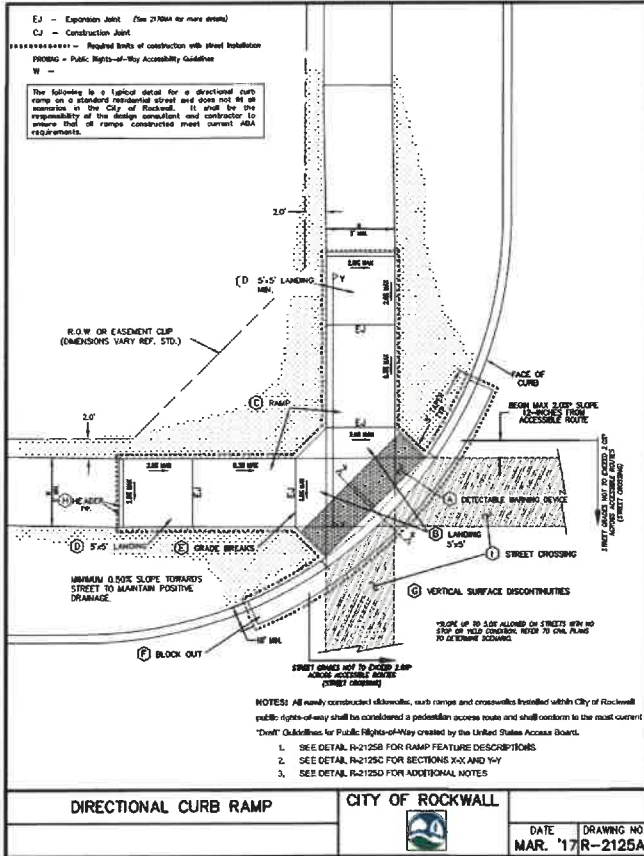
CITY OF ROCKWALL

PAGE 275

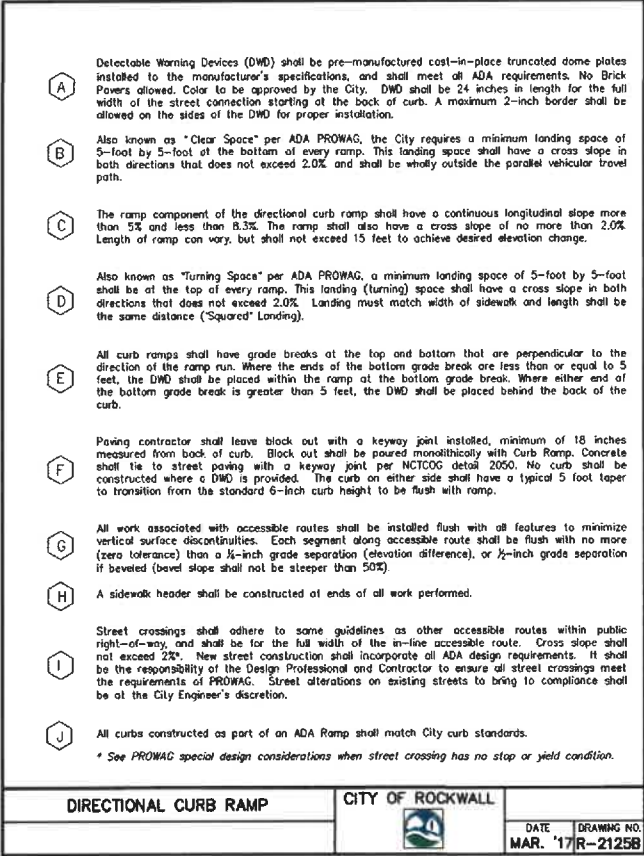
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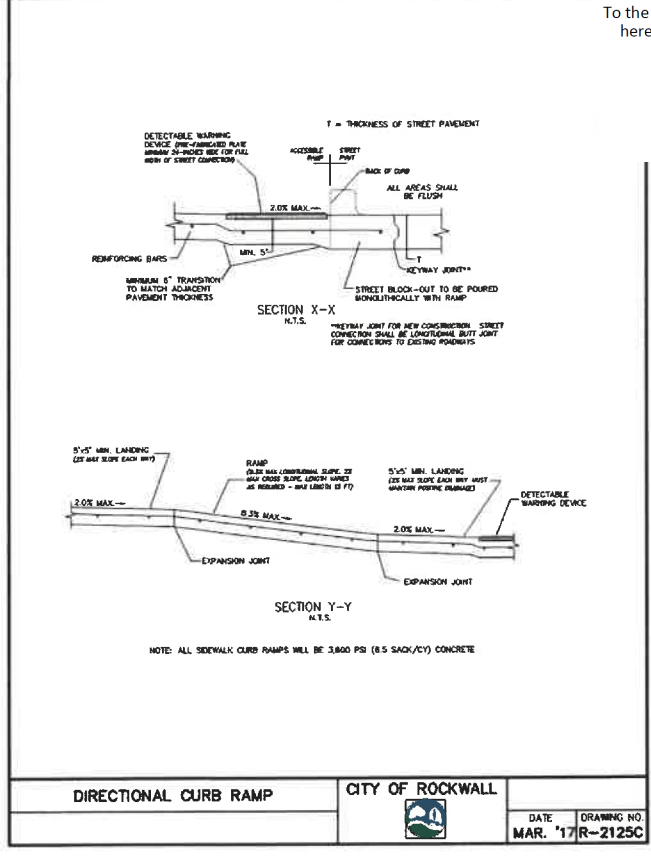
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Page 269

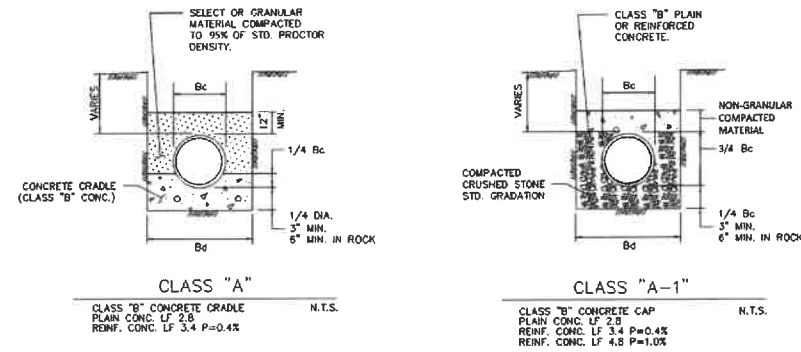


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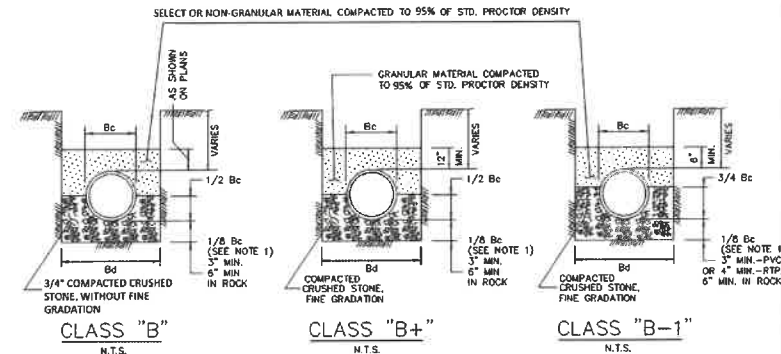
Page 271

"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."



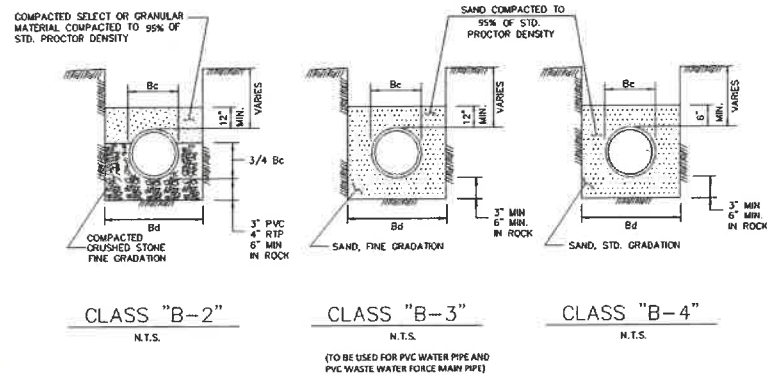
- NOTES:
1. LF = LOAD FACTOR TO BE USED TO DETERMINE 3 EDGE BEARING BASED ON TYPE OF EMBEDMENT.
 2. FREE-FALL OF CONCRETE NOT TO EXCEED 5 FT. MAXIMUM.
 3. P = RING FOR STEEL R.
 4. Bc = OUTSIDE DIAMETER OF PIPE
 5. Bd = TRENCH WIDTH

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



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

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



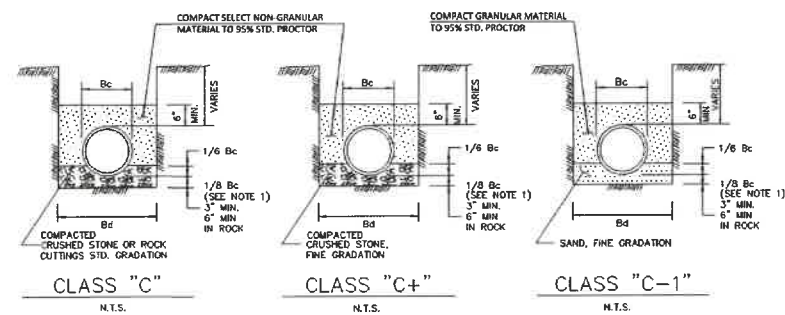
- NOTES:
1. Bc = OUTSIDE DIAMETER OF PIPE
 2. Bd = TRENCH WIDTH
 3. NO GRANULAR MATERIAL ABOVE ROCK OR STONE EMBEDMENT

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

RECORD DRAWING

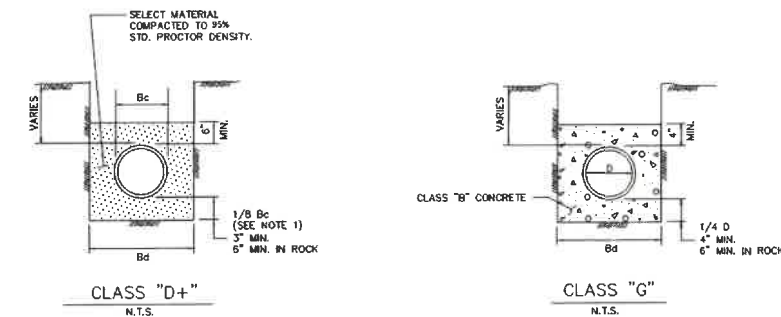
To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

Johnson Volk Consulting, Inc.



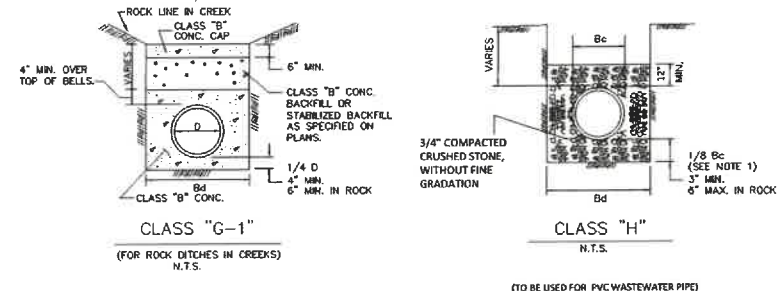
- NOTES:
1. FOR MAINS 42" DIAMETER AND LARGER, 1/8 Bc SHALL BE TAKEN AS 6".
 2. Bc = OUTSIDE DIAMETER OF PIPE
 3. Bd = TRENCH WIDTH

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



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

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



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

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

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EMBEDMENT DETAILS

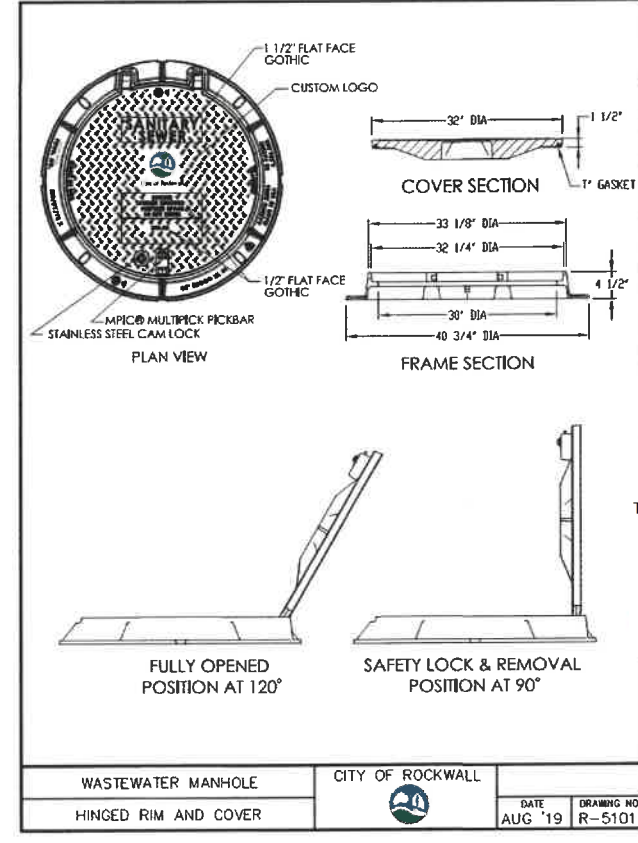
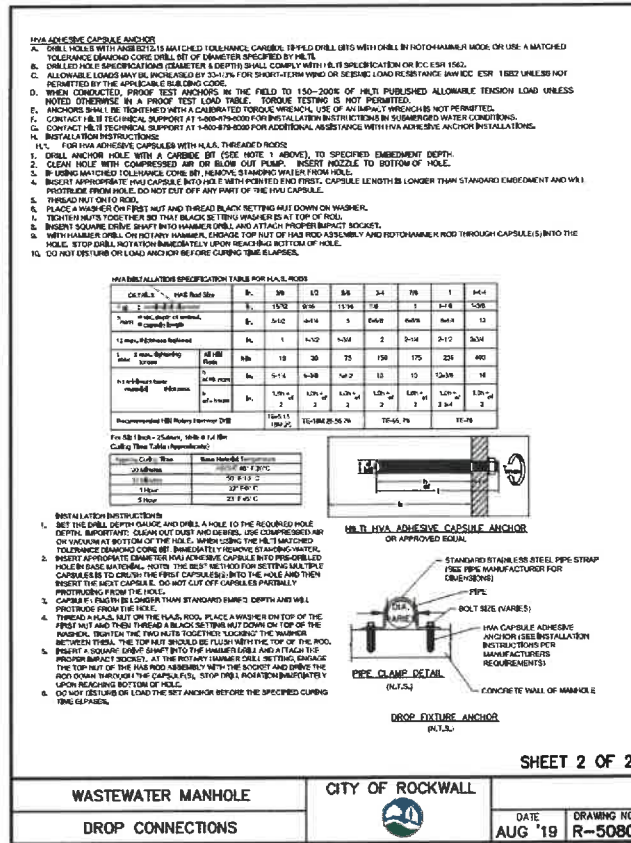
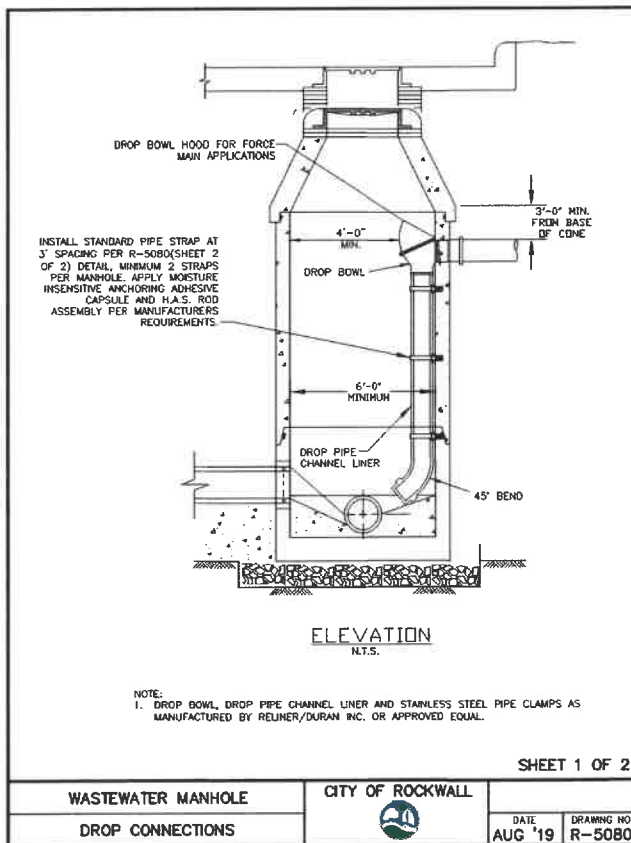
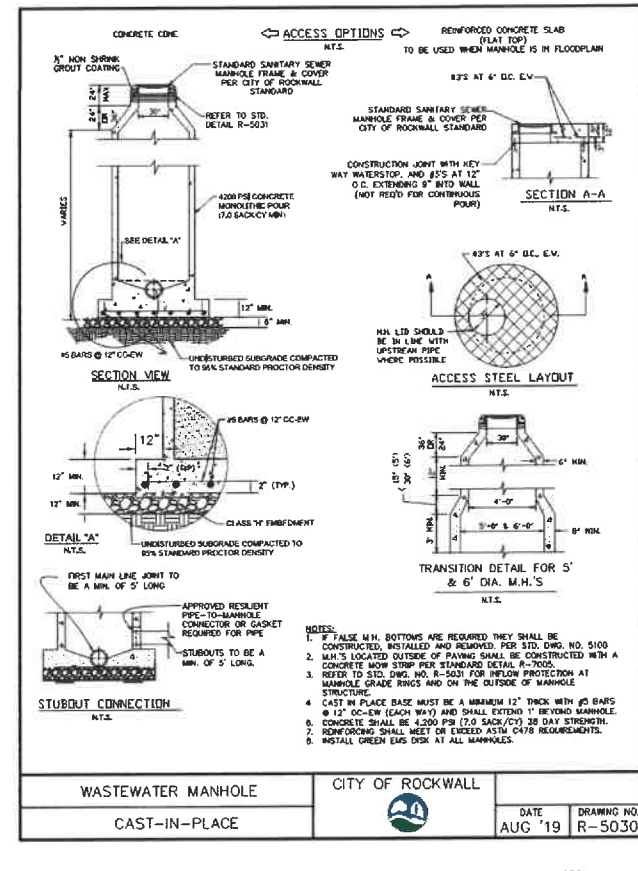
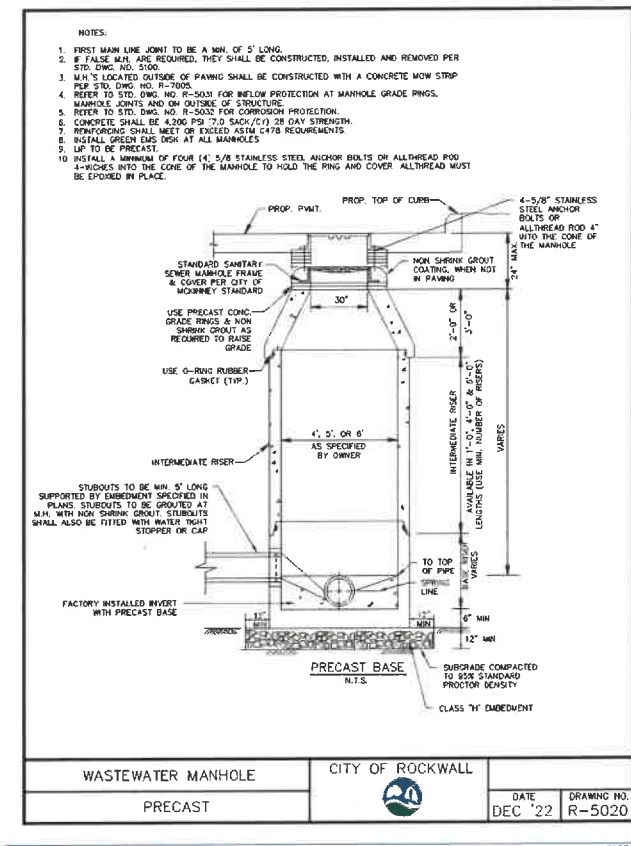
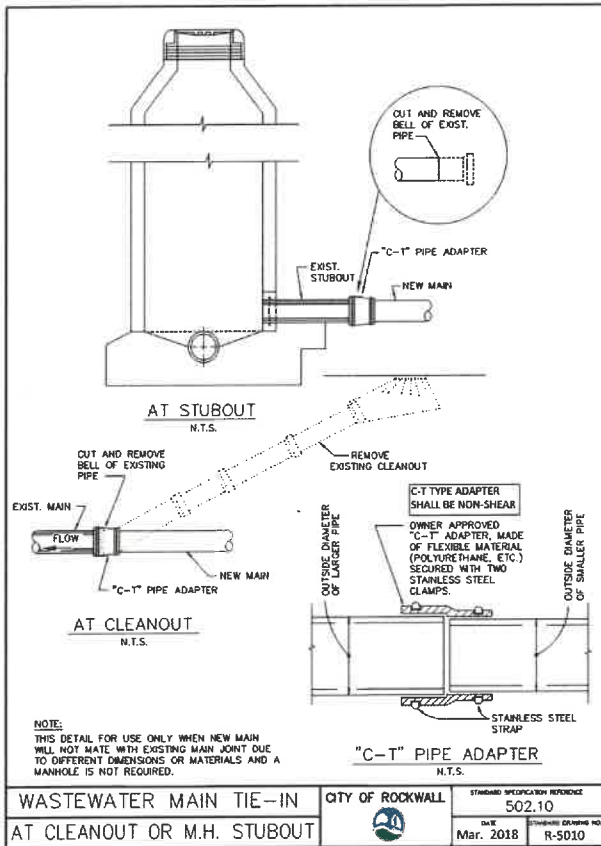
TERRACES PHASE 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

JOHNSON VOLK
CONSULTING
TYPICAL ENGINEERING FIRM NO. 11982 / Land Surveying Firm No. 10194003
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.1310



11/07/2023

JVC No 2215A

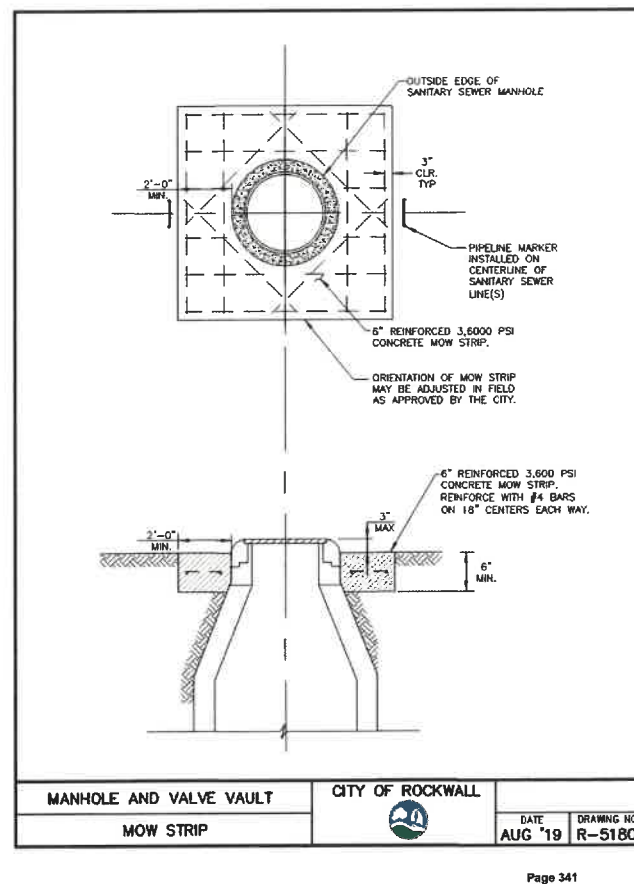
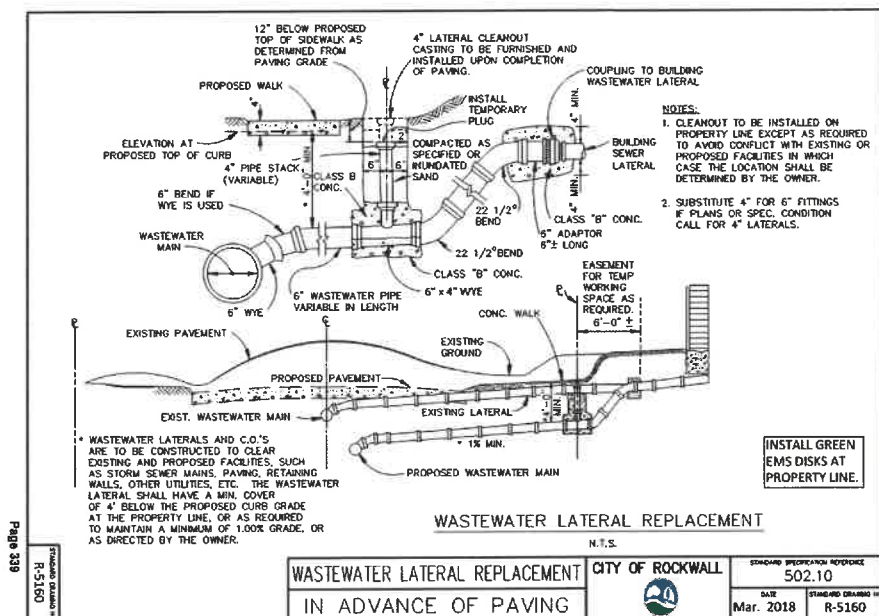
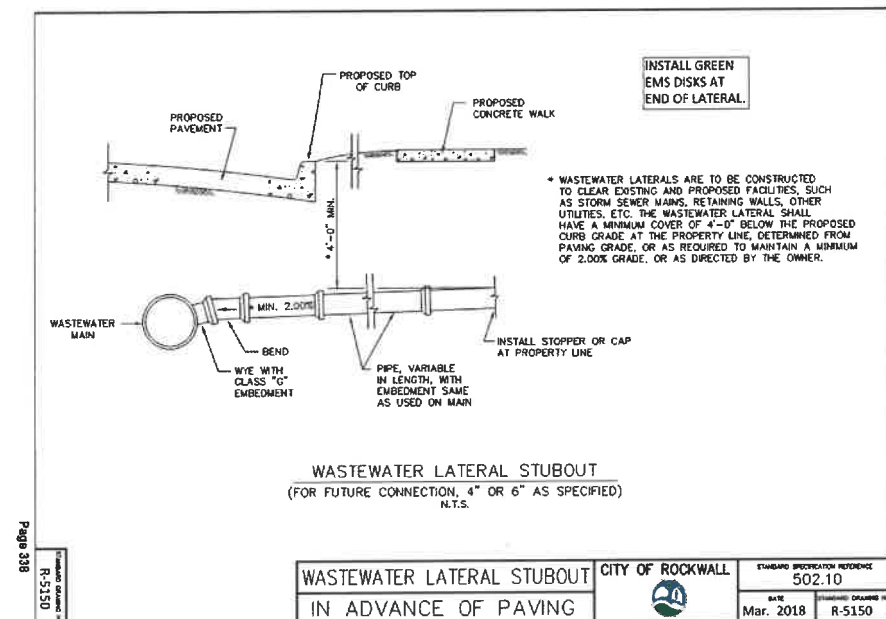
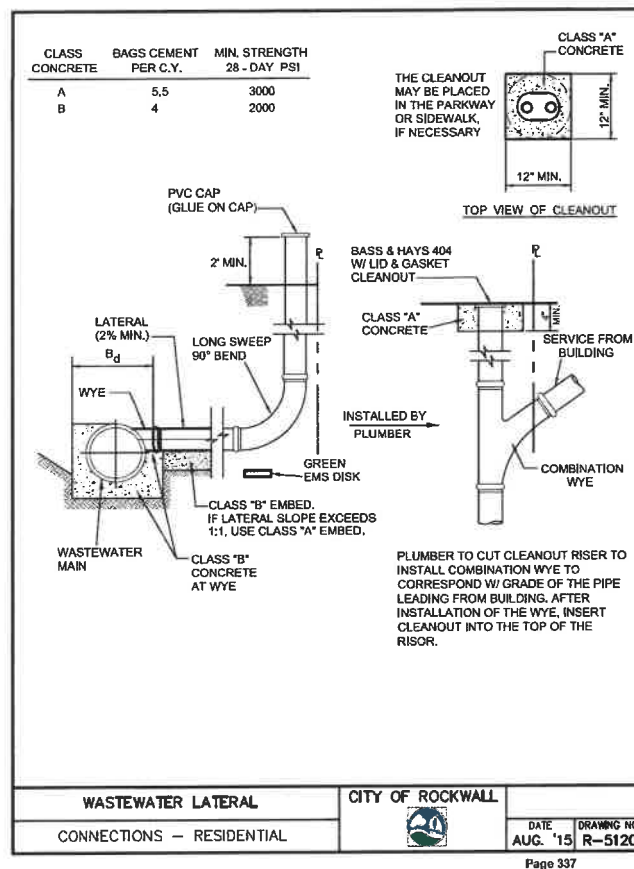
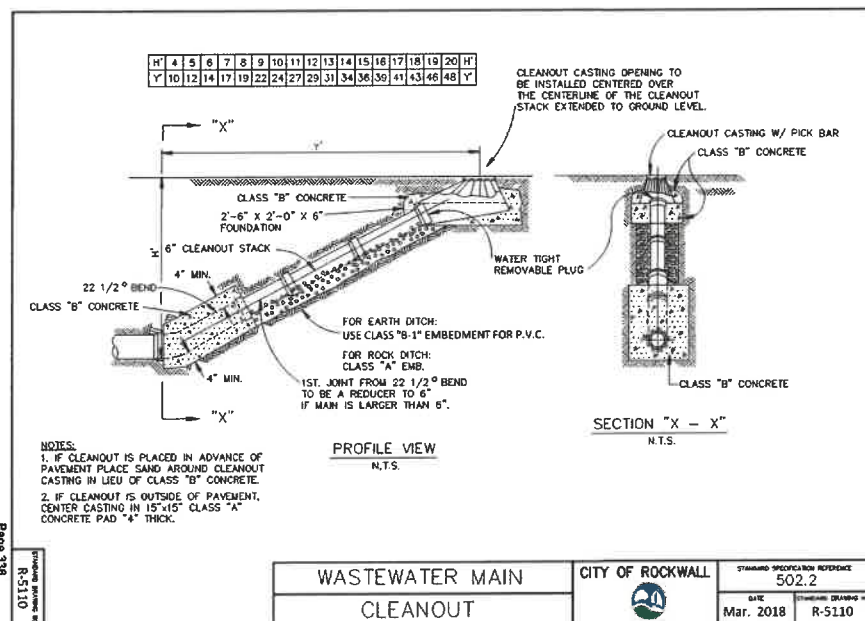


RECORD DRAWING

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		BILL OF REINFORCING STEEL																							
DEPTH "D"	ALL WIDTHS AND LENGTHS	OPENING LENGTH "L" = 5 ft												OPENING LENGTH "L" = 10 ft											
		widths "w"						widths "w"						widths "w"						widths "w"					
		3 ft	4 ft	5 ft	6 ft	8 ft	10 ft	3 ft	4 ft	5 ft	6 ft	8 ft	10 ft	3 ft	4 ft	5 ft	6 ft	8 ft	10 ft	3 ft	4 ft	5 ft	6 ft	8 ft	10 ft
3'-6"	17	3	2	4	20	24	28	10	10	20	28	32	36	18	18	28	36	44	26	36	2	2	44	48	54
3'-9"	18																								
4'-0"	19																								
4'-3"	19																								
4'-6"	21																								
4'-9"	21																								
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8'-6"	33																								
8'-9"	34																								
9'-0"	35																								
9'-3"	36																								
9'-6"	37																								
10'-0"	38																								

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

NOTE:
FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DETERMINED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.

R-6020D

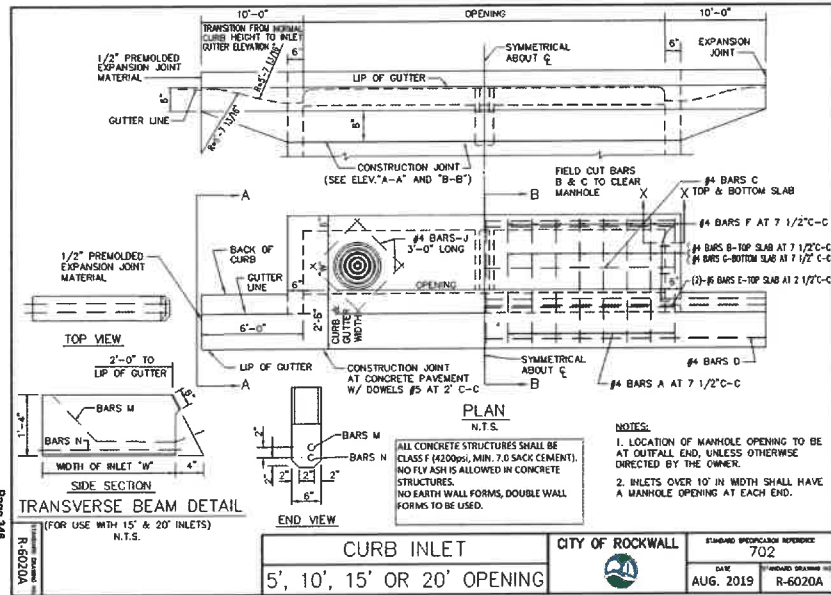
CURB INLET
BILL OF REINFORCING STEEL

CITY OF ROCKWALL

STANDARD SPECIFICATION REFERENCE
702
DATE
Mar. 2018
STANDARD ORDINANCE
R-6020D

NOTE:
FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.

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



DEPTH "D"	SUMMARY OF QUANTITIES FOR CURB INLETS												CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 702 DATE Mar. 2018 R-6020E										
	5'-0" OPENING				10'-0" OPENING				15'-0" OPENING						20'-0" OPENING									
	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"			WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"							
3'-6"	2.62	3.06	2.95	3.32	3.28	3.73	4.12	4.79	4.64	5.21	5.20	5.64	5.69	6.67	6.40	7.21	7.70	7.20	8.46	8.11	9.09	9.03	9.76	
3'-9"	2.70	3.09	3.04	3.41	3.39	3.73	4.25	4.94	4.78	5.36	5.34	5.79	5.87	6.87	6.58	7.41	7.30	7.96	7.42	8.74	8.34	9.37	9.27	10.10
4'-0"	2.78	3.28	3.14	3.64	3.49	3.60	4.38	5.18	4.92	5.65	5.49	6.10	6.05	7.18	6.87	7.76	7.40	8.35	7.64	8.90	8.58	9.76	9.51	10.45
4'-3"	2.87	3.34	3.23	3.70	3.59	4.06	4.51	5.26	5.06	5.73	5.64	6.19	6.22	7.29	6.95	7.87	7.69	8.47	7.87	9.22	8.81	9.90	9.75	10.61
4'-6"	2.95	3.56	3.32	3.94	3.69	4.31	4.64	5.58	5.20	6.07	5.79	6.56	6.40	7.70	7.14	8.30	7.88	9.01	8.09	9.73	9.04	10.43	9.99	11.15
4'-9"	3.03	3.61	3.41	4.10	3.79	4.38	4.77	5.68	5.34	6.16	5.94	6.65	6.57	7.80	7.32	8.41	8.07	9.03	8.33	9.86	9.27	10.56	10.23	11.29
5'-0"	3.12	3.67	3.51	4.16	3.90	4.45	4.90	5.74	5.47	6.24	6.09	6.74	6.75	7.91	7.51	8.53	8.27	9.15	8.53	9.99	9.50	10.70	10.47	11.44
5'-3"	3.20	3.83	3.60	4.24	4.00	4.65	5.02	6.00	5.61	6.52	6.23	7.04	6.93	8.27	7.96	8.90	8.46	9.55	8.76	10.44	9.73	10.78	10.71	11.94
5'-6"	3.28	3.89	3.69	4.30	4.10	4.72	5.16	6.08	5.75	6.61	6.30	7.13	7.11	8.37	7.88	9.01	8.66	9.67	8.96	10.57	9.97	11.31	10.95	12.06
5'-9"	3.37	4.05	3.78	4.51	4.20	4.85	5.29	6.35	5.89	6.90	6.53	7.44	7.28	8.74	8.07	9.40	8.85	10.07	9.26	11.02	10.20	11.78	11.19	12.58
6'-0"	3.45	4.15	3.88	4.60	4.30	5.04	5.42	6.46	6.03	7.02	6.68	7.57	7.45	8.88	8.25	9.54	9.02	10.22	9.41	11.17	10.33	11.98	11.41	12.76
6'-3"	3.53	4.25	3.97	4.70	4.41	5.15	5.55	6.61	6.17	7.18	6.83	7.73	7.63	9.08	8.44	9.75	9.24	10.44	9.64	11.47	10.66	12.23	11.67	13.05
6'-6"	3.62	4.37	4.06	4.85	4.51	5.32	5.68	6.81	6.31	7.39	6.97	7.97	7.81	9.35	8.62	10.05	9.43	10.57	9.87	11.78	10.89	12.58	11.92	13.40
6'-9"	3.70	4.41	4.15	4.90	4.61	5.37	5.81	6.88	6.45	7.47	7.12	8.06	7.96	9.45	8.81	10.05	9.83	10.68	10.09	11.91	11.12	12.72	12.15	13.55
7'-0"	3.78	4.60	4.25	5.10	4.71	5.60	5.94	7.16	6.59	7.77	7.27	8.37	8.16	9.81	8.91	10.53	9.82	11.08	10.31	12.37	11.35	13.19	12.40	14.04
7'-3"	3.86	4.65	4.34	5.16	4.81	5.67	6.07	7.24	6.72	7.85	7.42	8.48	8.33	9.92	9.18	10.65	10.02	11.38	10.53	12.49	11.59	13.53	12.64	14.18
7'-6"	3.95	4.77	4.43	5.29	4.91	5.70	6.20	7.42	6.86	8.04	7.57	8.68	8.51	10.16	9.36	10.89	10.12	11.63	10.73	12.90	11.82	13.85	12.96	14.51
7'-9"	4.03	4.91	4.53	5.44	5.02	5.97	6.33	7.62	7.00	8.28	7.71	8.90	8.67	10.40	9.55	11.16	10.41	11.93	10.96	13.33	12.05	13.99	13.12	14.68
8'-0"	4.12	4.98	4.62	5.50	5.12	6.04	6.40	7.70	7.14	8.34	7.86	8.99	8.86	10.51	9.73	11.29	10.60	12.05	11.20	13.525	12.28	14.12	13.36	15.01
8'-3"	4.20	5.04	4.71	5.59	5.22	6.15	6.59	7.84	7.28	8.49	8.01	9.15	9.04	10.69	9.92	11.49	10.80	12.28	11.42	13.525	12.51	14.40	13.60	15.29
8'-6"	4.28	5.19	4.80	5.75	5.32	6.32	6.71	8.04	7.42	8.71	8.16	9.38	9.21	11.07	10.10	11.75	10.99	12.57	11.64	13.85	12.74	14.74	13.85	15.65
8'-9"	4.37	5.28	4.90	5.86	5.42	6.43	6.84	8.19	7.56	8.88	8.31	9.54	9.39	11.19	10.29	11.99	11.18	12.80	11.87	14.10	12.97	15.00	14.08	15.92
9'-0"	4.45	5.45	4.99	6.05	5.53	6.64	6.97	8.42	7.70	9.12	8.46	9.82	9.56	11.48	10.47	12.31	11.38	13.13	12.09	14.47	13.41	15.31	14.41	16.31
9'-3"	4.53	5.54	5.08	6.14	5.63	6.74	7.10	8.58	7.84	9.29	8.60	9.99	9.74	11.69	10.68	12.51	11.67	13.35	12.31	14.74	13.64	15.63	14.66	16.60
9'-6"	4.62	5.68	5.17	6.30	5.73	6.92	7.23	8.70	7.97	9.50	8.75	10.22	9.92	11.85	10.84	12.80	11.77	13.65	12.53	15.06	13.67	16.00	14.96	16.96
10'-0"	4.78	5.82	5.36	6.45	5.93	7.08	7.49	9.00	8.11	9.74	9.05	10.48	10.27	12.27	11.21	13.12	12.16	13.99	12.98	15.46	14.13	16.42	15.29	17.39

NOTE:

FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR ALL DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.


ALL CONCRETE STRUCTURES SHALL BE CLASS F (#4000), MIN. 7.0 CSA CEMENT.

NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES.

CURB INLET

SUMMARY OF QUANTITIES

CITY OF ROCKWALL



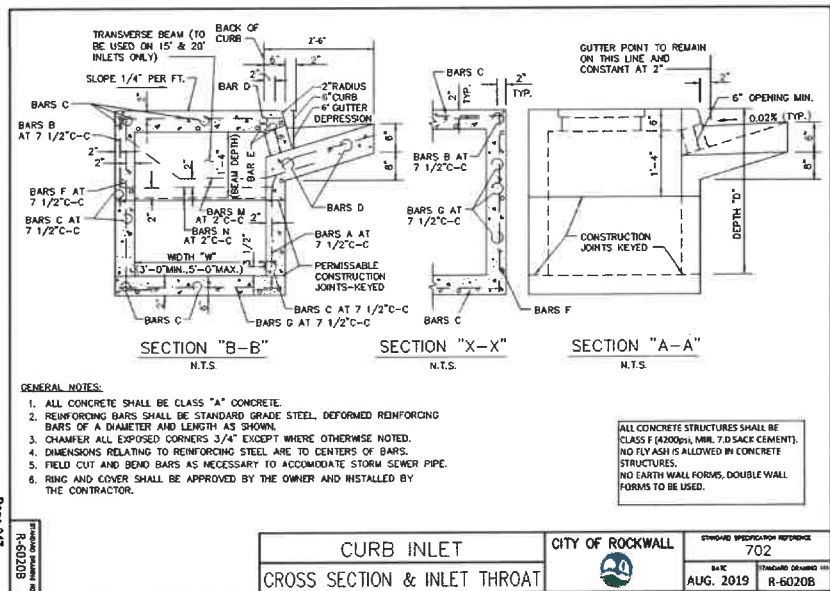
STANDARD SPECIFICATION REFERENCE
702

DATE
Mar. 2018

REVISION
R-6020E

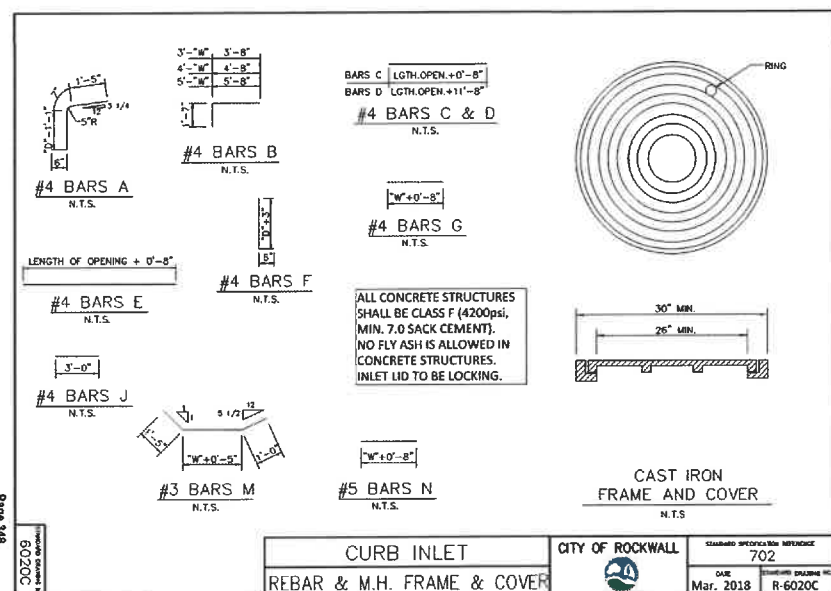
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ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi), MIN. 7.0 SACK CEMENT. NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES.



GENERAL NOTES:
1. ALL CONCRETE SHALL BE CLASS "A" CONCRETE.
2. REINFORCING BARS SHALL BE STANDARD GRADE STEEL, DEFORMED REINFORCING BARS OF A DIAMETER AND LENGTH AS SHOWN.
3. CHAMFER ALL EXPOSED CORNERS 3/4" EXCEPT WHERE OTHERWISE NOTED.
4. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
5. FIELD CUT AND BEND BARS AS NECESSARY TO ACCOMMODATE STORM SEWER PIPE.
6. RING AND COVER SHALL BE APPROVED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.

ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi), MIN. 7.0 SACK CEMENT. NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES. NO EARTH WALL FORMS, DOUBLE WALL FORMS TO BE USED.



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

RECORD DRAWING

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