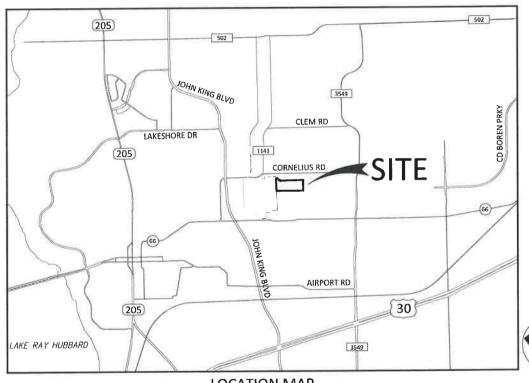
# **TERRACES PHASE 2**

# CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

# **SHEET INDEX**

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- 2 FINAL PLAT SHEET 1 OF 2
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- 6 PAVING PLAN & PROFILE GRAND AVENUE SHEET 1 OF 2
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- 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
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- 23 PAVING DETAILS
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- 25 EMBEDMENT DETAILS
- 26 WATER DETAILS
- 27 WASTE WATER DETAILS
- 28 WASTE WATER DETAILS
- 29 STORM DETAILS



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

# **RECORD DRAWING**

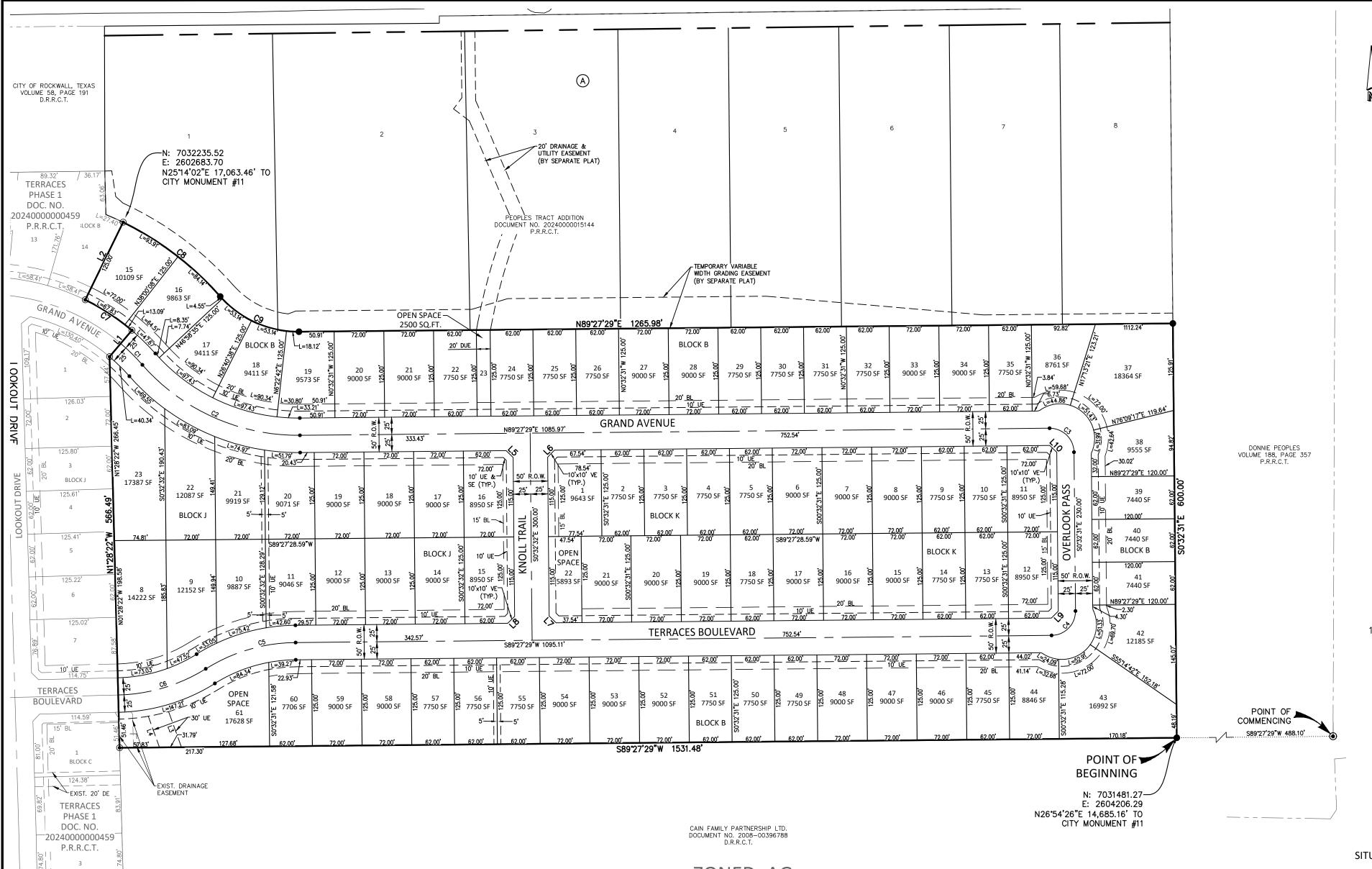
To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor. The original sealed drawings are on file at the offices of:

Johnson Volk Consulting, Inc.



04/01/2024 JVC No 2215





**ZONED: AG** 

- 1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED. 2. SUBDIVIDER'S STATEMENT. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE
- SUBDIVISION ORDINANCE OF THE CITY AND CHAPTER 212. MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT. OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY WITHHOLDING UTILITIES AND BUILDING PERMITS. 3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983".
- 4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013. 5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.

**GENERAL NOTES:** 

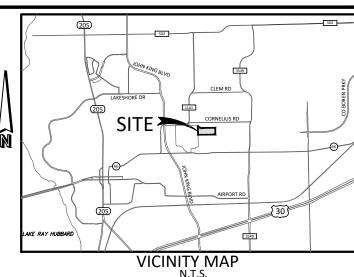
- 6. PUBLIC IMPROVEMENT STATEMENT. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION. ASSURANCE 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.
- 8. ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY
- 9. STREET APPURTENANCES. ALL DECORATIVE SIGNAGE, POSTS OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).
- 10.FIRE LANES. ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE LANE 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

				C	Curve Tal	ole	
 E		Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
<u> </u>		C1	44.01	300.00	008°24'17"	43.97	N45° 29' 13"W
w		C2	257.91	300.00	049°15'27"	250.04	S65° 54′ 48″E
w		C3	54.98	35.00	090°00'00"	49.50	N45° 32' 31"W
'' E		C4	54.98	35.00	090°00'00"	49.50	N44° 27' 29"E
Έ		C5	137.34	250.00	031°28'34"	135.62	S73° 43′ 11″W
E		C6	133.88	250.00	030°40'58"	132.29	N73° 19' 23"E
w		C7	80.92	325.00	014°15'57"	80.71	N56° 49' 20"W
w		C8	178.05	450.00	022°40'14"	176.89	S52° 37' 12"E
w		С9	128.96	150.00	049°15'27"	125.02	S65° 54′ 48″E
VV	-		•				

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



# 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

Acre

BL Building Line

Curve No. <CM> Control Monument

Drainage Utility Easement

Easement

Line No.

Square Feet SF

Utility Easement

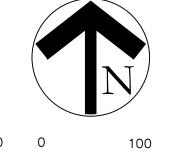
Visibility Easement

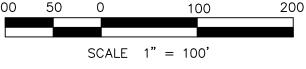
Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall

County, Texas

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





# 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



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 \$

Signature

City Secretary

City Engineer

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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
   Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of there respective system without the necessity of, at any time, procuring the
- 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
- b. 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.

Name
Title
STATE OF TEXAS §
COUNTY OF DALLAS §
BEFORE ME, the undersigned authority, on this day personally appeared, of TM IERRACES, 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
PPROVED: hereby certify that the above and foregoing plat being an addition to the City of Rockwall, Texas was pproved by the City Council of the City of Rockwall on day of, 2025.
layor, City of Rockwall
lanning & Zoning Commission Chairman

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

SURVEYOR'S CERTIFICATE:

COUNTY OF COLLIN §

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. REYNOLI	DS, R.P.L.S.			-	
Texas	Registered	Professional	Land	Surveyor	No.	6385.
STATE	OF TEXAS	§				

Notary public for and in the State of Texas

Planning & Zoning Commission, Chairperson

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.

My commission e	expires:	

Given under my hand and seal of office, this \_\_\_ day of \_\_\_\_\_, 2025.

# ADDDOVED.

Mayor, City of Rockwall

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.

# TERRACES PHASE 2

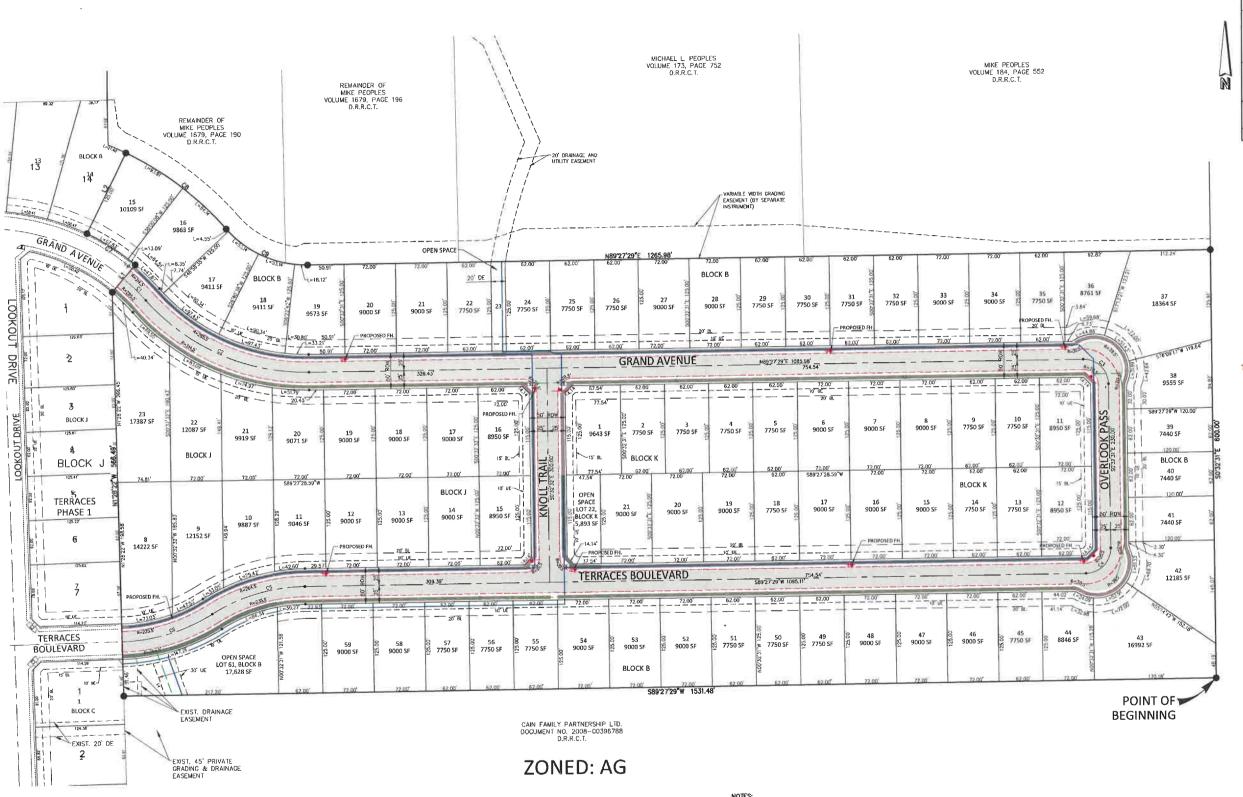
City Engineer

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,
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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





1. INTERNAL SIDEWALKS ARE 5' WIDE.

2. DISTANCE BETWEEN ADJACENT PADS IS MIN. 12'

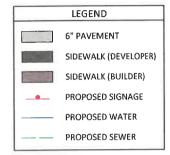
WITNESS OUR HANDS, this \_\_\_\_ day of

Planning & Zoning Commission, Chairman

4416 W. Lovers Ln. Suite 200

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

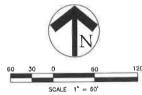
# **VICINITY MAP** NTS



# 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.



# 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



# BENCHMARKS

LANE AND LAGUNA DRIVE. ELEVATION = PLAN 521.61' FIELD 521.57'

CITY OF ROCK WALL MONUMENT NO. COR-11: CITY OF ROCKWALL MONUMENT NO. COR-1:

BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE

ROCHTHEAST 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 1-30.

ELEVATION = PLAN 565.98' FIELD 566.82'

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

urve Length Radius Delta Chord Chord Searin C1 44.01 300.00 008°24°17" 43.97 N45° 29' 13"W C2 257.91 300.00 04975'27" 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 01415'57" 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 \$65' 54' 48"E

Line Table

Director of Planning & Zoning

Engineer/Surveyor: Owner/Applicant: TM Terraces, LLC Phone: 214-577-1431

01/11/2024

IVC No 2215A

CITY OF ROCKWALL

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

All public sorem pipe dual be a minimum of 18-inch setholoced coffete pipe (NLP), Leta 11s, imiles All tumps pipe contring surveiner shall be pounded in assure connection in the trusture is valentified. All assors surveiners shall have a smooth uniform peared mornal invest from lavert in to invest out.
All stoom sever morbolises in proof associable Blast which the paring gaude, and shall have hardly replaced in the properties of the propert BETAINING WALLS

1. All retaining wall regardless of facigits, will be reviewed and approved by the City Displaceting Department

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of the City Displaceting Department of the City Displaceting Department of beight, will be constructed for

reduction Department of the City Department of the City Displaceting United Department of the City Displaceting Department of Technique Department of the City Displaceting Department of Technique Department a let line.

All walls 3 feet and tailer will be designed and signed/scaled by a registered professional engineer in the State of Tecas. The wall design engineer is required to inspect the wall construction and supply a signed/saxed letter of wall construction and supply a signed/saxed letter of wall construction compliance to the City of Rockwall ashing with wall ar-builts prior to City Prinception access. Frequencing acceptance.

No walls are allowed in deteration ensements. A variance to allow retaining walls in a deteration ensement will require approval by the Planning and Zoning Commission with appeals being heard by the City Council.

require approval by the Planning and Zeoung Commission with appeals being heard by the City Council.

PINAL ACKEPTANCE AND BECORNED DIWINGNAS-BEILTS.

Intal Actegorace Said occur wiew and the teams on text beached to the region of the second of the secon

Sheet 2 of 2 October 2020

CENTRALITEMS

1. All one afterders shall conform to the requirements set forth in the City of Nockwall's Engineering Department's "Standards of Design, and Construction" and the "Standard Specifications for Public Works Department's "Standards of Design, and Construction" and the "Standard Specifications for Public Works of Indoceall. The COPITALICOR shall reference the loves (City of Rockwall shandard details provided in the Rockwall Engineering Departments, "Standards of Design and Construction" annual for details not reprovided in these plans. The COPITALICOR shall provide to the CoPITALICOR Standards of Design and Construction's manual for details not reprovided in these plans. The COPITALICOR Standards of Design and Construction Properly size at all Design and Construction Notes (Design and Construction Notes) project size at all provided to the CoPITALICOR STANDARD S

strict.
The City of Rockwall Engineering Departments "Standards of Design and Construction" can be found online

are hims mechanism control control and Alexander and Alexa

5. Price in sensituation, CONTRACTOR shall have in their possession all necessary pennics, plants. Reverse, Sec. 
15. The CONTRACTOR whall have, at least one original stamped and algored set (approved engineeiing plants and spen file or the proposed origination of the contraction at all times. A day week order will be insued if filens are not spen for the contractions of the contraction of

EROSION CONTROL & VEGITATION

1. The CONTROL & VEGITATION

1. The CONTROL of developer shall be responsible, as the entity exercising operational control, for all permitting as resulted by the Environmental Protection Against (EPA) and the Texas Commission on two removation quelly (CADE) this includes, but is reflicted to preparation of the Storm Water Pollution and the Canada of the Canada of the Storm Water Pollution and the Canada of the Canada of the Canada of the Storm Water Pollution and the Canada of the Can

Institute control devices as shown on the emotion control plan for the project dull be installed private the text of land disturbing spirities can be included interesting an inthe approach glass, negatifications and beam. All control control devices are finely interesting to the approach glass, negatifications and beam which is project. Thresher control fervices that he phased and in working order price in sour of control-spirit, changing use to be reviewed and approved by the design engineer and the City of Tackwall private in simple mensation. If the Ensirity control Plans and Simmer Water Publishim Personius Plans (SWPPP) as approved cannot appropriately earned control and off-first sedimensation from the project, the consistence of the same of the Private Control Plans and Simmer March Publishim Prevention Plans (SWPPP) as approved cannot appropriately earned extended and off-first sedimensation from the project, the consistence of the same of the private control plans and/or the project source to the Texts Control-sion of Sanfrinancetal (Swaft) by the CONTEACTOR and alth- all major rain excess, or more to Expective as a distance of the private Control was provided by the CONTEACTOR and alth- all major rain excess, or more to Expective as a distanced in the private Control was replaced in such projects.

or more frequency as defeated in the project Storm Water Publisher Prevention Plan (\$WPPP).

CORTRACTOR shall provide copies of inspectation's reports to the engineering inspection after each response.

The CORTRACTOR shall provide inspect of respect and are materials into streams, waterways or fundamental for the CORTRACTOR shall are dispected of a control of shall provide project and assertable.

The CORTRACTOR shall take all available preconstructs to outnut done. CONTRACTOR shall control dust by appricable provided the property of the Cort.

CORTRACTOR shall take all available preconstructs to outnut done. CONTRACTOR shall control dust by appricable provided the shall be expected as the control of the Cort.

CORTRACTOR shall control dust by approved by the City Indigent.

CORTRACTOR shall control of 175-10 to 80% coverage of all destroyed area and a free facility of the control of the cont

removed from the surface by shoreling or sweeping and transported to a sediment disposal area. Devenient weathing shall be allowed only after sediment in remove do in this manner, it was the produced for manifestable, the firstlying or unmaintained proceeding ordering shall be protected from alladarb, intelligence or unmaintained proceeding of the formation of the produced and the linker and storm system cleaned. Florishing is not an acceptable method of cleaning.

ckaning. During all devatering operations, water shall be pumped into an approved likering device prior to discharge into a receiving outlet.

into a receiving united.

TARSER COUNTREES.

In All new Desturing or Tallie Control Plans are required to be submitted to the City for review and approval a minimum of 2 classification of the transless prior to planned day of implementation.

When the mennal function of the readway is assupended through closures of any portion of the right-of-way, temporacy contraction work near malfate control devices tall be installed to effectively guide the motiving, public through the area. Consideration for read user after, nother after, and the efficiency of root user flow as in integral closured of every mirries counted action.

In the consideration of every mirries counted action.

In a contraction of the control of the cont

on readyings without an approval from the Reckwoll Tagineering Department and an opproved mills contain plant. Turtife control plants shall be required on all readyings as determined by the CDV Englager or the designated representative.

All turtife control is better the presence degree, and winded by an individual their inference is a methodistic control and the properties of the proper

10. You recovered way will be reflored to be fully closed.
LTRITY LINE ARCATES
1. A la the COM RACCION suppossibility to mustify nully companies to arrange for stillip locates at seas at 8 la la the COM RACCION suppossibility to mustify nully companies to arrange of the stillip locates at seas at 8 la la the COM RACCION is to responsible for verifying the store of the stillip locates at season in the stillip locates at locates at

explicable extensis.

A. Yo more than 200 linear feet of teresh range be speeced at one time.

A. Mancrial used for backfilling controls stallable be proported explosion to 92% attained destily in order to inclinate, correlate, settlement, not promote stabilination that the posterilential negizeer reconnected.

In this plan destiles pipes up to 2 feet from the buildings, Refer to the building plans for building errorections. CONTRACTOR shall supply and instability plan supply are measured.

All underpromed lines shall be installed, in speech, and approve of prior to be duffilling.

All underpromed lines shall be installed, in speech, and approve of prior to be duffilling.

WATER LANK METES

1. The CONTRACTOR shall maintain existing water service at all times during construction.

Proceed water lines shall be AWWA CWO-16 PVC Pipe (blue in color) for all sizes. DR 14 (PC 305) for the color of the pure sate principles unless otherwise.

The CONTRACTOR shall eminitare existing water service as all times during extensivation. Proposed water free shall be APPA 45 (Woll-6) APP Top-6 their record for all sisks. DR 14 (PC 305) for pipeline sizes 12 shah and smaller, and FR 18 (PC 235) for 1-inch and single sizes 2 share and smaller, and FR 18 (PC 235) for 1-inch and sizes 2 share a shar

as any const incurred when the load of fire protection to a tricinate occurs.

CONT RECURS shall furthing the oritizal guides on water lines between all dissimilar metals and a valves (both existing any dryposos).

All fire hydrates and valves emoived and salvaged shall be returned to the City of Rockwall Municipal.

All fire hydrates and valves emoived and salvaged shall be returned to the City of Rockwall Municipal.

Blue EMS pads shall be installed at every change in directions, salve, our husp and service tap on the proposed water fire and very 250.

All those valve hardware and valve extensions, boths, mats and watabox shall be 316 statistics speed.

All third beylates bits, not shall we when shall are being all void sparses within the absoluted in additional valves fires to remain in pilese shall be cut and plagged and all void sparses within the absoluted in a belief with the salvaged in courses.

10. Altandoned valves fires to remain in pilese shall be cut and plagged and all void sparses within the absoluted in about the size of changes and and the salvaged in courses.

11. All fires are to be megable joints with threat blocking.

12. All joints are to be megable joints with threat blocking.

13. All offices that of a firespection and the salvaged and stream is shall be carried.

14. CONTRACTOR shall maintain a minimum of 4 feet of cover on all voite fines.

15. All dismets and regardes access are regarded to have a created backward well very win a deathle check valve intendice for the City of Rockward registrations at the property lies and shown on plants.

MASTURES ERLING. NOTES

1. The CONTRACTOR shall maintain existing wasesuager service at all time during construction.

2. The CONTRACTOR shall maintain existing wasesuager service at all time during construction.

2. Waseswers for feet sheet through 51-lined shall be Green PVC – 55Ps 12 (ASTM DND41] [less 10 A cover) and S1R 26 (ASTM DND413] [10 ft or more cover). For 18-lined and larger wastessate from shall be Green PVC – 159 of ASTM P579] [less 10 ft overly and S1R S1 (SSTM P579)] [less 10

public worst stateduction design and contraction immunities.

Internet Date posts which the initiated and every 2007, metabolic, clean not and service lateral on proposed freem Date posts which the initiated are every 2007, metabolic posts are to be shortlened to construct that all tareates.

CONTRACTOR shall CCTV all extincing wasters share the new tare to be shortlened to construct that all tareates. All advantages are accounted from an internet proposed vasteres stort may prive to advantagement from product.

All advantaged first could be first first which represent the proposed production.

All substanced first could be first development from shall ten or an expenditely personnel from product.

All substanced for the production of the p

All resolucies (pair/ex or private), shall be Itiliad with affiling personation. The outburp recommens want comment to the measures, called until a statistical time of the process of the

PENERAL CONSTRUCTION NOTES

Sheet 1 of 2 October 2020 CITY OF ROCKWALL 385 S. Goliad Rockwall, Texas 75087

DEMONITION, REMOVAL, DISPOSAL AND EXCAVATION NOTES

1. All parements to be removed and replaced shall be saw out to full depth alreage of lines shown in proposed concerte parameter.

2. The CONTRACTOR shall manifold the disrage of all times thring construction. Providing of water in service, the coll in out by allowed. Usefully, shall the constructed with longitudinal but construction joints at all connections to existing content parameter.

3. All public encores parameter that the constructed which longitudinal but construction joints at all connections on proof in-first high content parameter.

4. No access excess and mutual shall be deposited in low arous or along named deringed ways without writing permission from the attention properly owner and the City of Rockwall, No access occasions that the City of Rockwall in the City of Ro All partnerms is be removed and replaced shall be sure out to that togeth interpretation required in the plans.

Proposed generate partners shall be consurtated with longitudinal buil construction join interpretation. Proposed generate powers.

All pattern control powers are retroved and replaced shall be full pand explacement. I -limit thicknet and on up of f-linch thick competed flexbase.

All pattern control and mortal shall be deposited in low street or along means duringer ways without written permission time the affected properly covers and the City of Nockwall, but coxes occarvation shall be marked to the control and the competed of the control and the co

AVING AND GRADING

All decention is stems are to be installed and verified for design compliance along with the associated stem sees an end to be installed and verified for design compliance along with the associated stems of the production of the production of the production and the production of the producti

Street/Pavement Type	Minimum Thickness	Streng th 26-	Minimum (sacks		Steel R	ein forcement
South Parentia Type	(inches)	Day (psi)	Machine	Hand Placed	Dar#	Spacing (O.C.E.W.)
Arterial	10"	3,600	6.0	6,5	#4 bars	12.
Collector	R.,	3,600	6.0	6.5	#4 hars	18"
Residential	6"	3,600	6.0	6.5	≠3 hars	24"
Alley	7"-5"-7"	3,600	6.0	6.5	#3 bars	24"
Fire Lane	6"	3,600	6.0	6.5	#3 hars	24"
Driveways	6"	3,600	6.0	6.5	#3 bars	24"
Barrier Free Range	6	3,600	N/A	6.5	#3 hars	24"
Sidewalks	4"	3,000	N/A	5.5	#3 bars	24"
Parking Lot Drive Aisles	5"	3.000	5.0	5.5	#3 bans	34"
Duragorer Pads	T	3,600	6.0	6.5	#3 bars	34"

Reinforcing sted shall be tied (100%). Reinforcing sted shall be set an plantic chairs. But Jopa shall be minimum 30 diameters. Sarsed transverse damony pions, shall be spased every 15 feat or 125 time the property of the

exceed 20% by weight per CV. Ye decreesed, The lip sub-replacement shall be 12% bits, per 110 ft. center in relevant and the control of the c

macran statu ne useu, a nece recasions. All connection of propried concrete post ement to existing concrete post ement shall include a longitudinal hum joint as the load transfer device. All longitudinal hum joints shall be clean, straight and smooth (not jugged in appearance)
Conds: fround in concrete pasement shall be repaired or removed by the CONTRACTOR at the City's
discussion. CONTRACTOR shall replace existing concrete carbs, sidewalk, passing, a gatters as indicated on
the plans and as necessary to connect to the existing infrastructure, including any damage caused by the
CONTRACTOR.

the plant of the control of the cont

20

Johnson Volk Consulting, Inc.

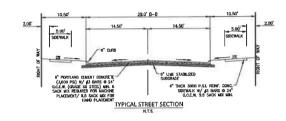
SCALE: 1'' = 40' (H) 1'' = 4' (V)One Inch

 $\mathcal{Y}$ 

PROFILE LEGEND

KEY MAP

TOP OF CURR PROFILE - N.G. AT CENTERLINE



# RECORD DRAWING

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# BENCHMARKS

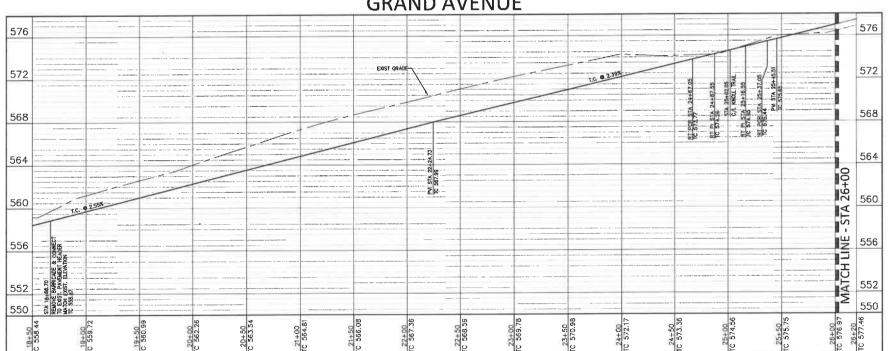
CITY OF ROCKWALL MONUMENT NO. COR-10:
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INLET APPROXIMATELY 325 NORTHEAST OF THE INTERSECTION OF VILLAGE
LANE AND LAGINA DRIVE.
ELEVATION = PLAN S21.61' FIELD 521.57'

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

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HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MINS ROAD
WITH THE SOUTHEAST LINE OF 1-30.
ELEVATION = PLAN 565.98' FIELD 566.02'

STA 18+66.70 GRAND AVENUE REMOVE BARRICADE & CONNECT TO EXISTING PAVEMENT HEADER MATCH EXISTING ELEVATIONS CONNECT BY LONGITUDINAL BUTT JOINT 17 STA 26+00 18 25 22 21 19 20 STA 24+50.55 GRAND AVENUE OFF 14.50'LT CONST 15' CURB INLET TC 573.38 BLOCK B 20' BL STA 25+02.05 GRAND AVENUE --- 10' UE -MATCHLIN GRAND RT PI 25+15.55 AVENUE 23 STA 24+20.05 GRAND AVENUE - OFF 14.50'RT CONST 15' CURB INLET TC 572.65 \_\_\_\_ 10'\_UE\_\_\_\_ \_\_\_20° BL KNOLL TRAIL PCR STA 24+67.05-0FF 14.50'RT T/C 573.77 22 PCR STA 1+35.00 OFF 14.50'LT T/C 575.09 PCR STA 1+35.00-21 OFF 14.50 RT T/C 575.09 17 1 20 19 18 16

# **GRAND AVENUE**



# CAUTION!!! EXISTING UTILITIES

THE UTILITIES BROWN 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 ACQUIRACY 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 CONFLICTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

SCALE 1" = 40"

JOHNSON VOLK
CONSULTING
TREES. Engineering Firm No. 11962/Land Surveying Fire
Kway East | Suite 1200 | Pleno, TX 75074 | 9722013100 

TERRACES PHASE 2 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

 $\alpha$ 

PAVING PLAN & PROFILE GRAND AVENUE - SHEET 2 OF

\*

TOP OF CURB PROFILE N.G. AT CENTERLINE

5.00' 5.00' 6" LINE STABILIZED SUBGRADE 4" THICK 3000 P.S.I. REINF. CONC. SIDEWALK W/ §3 BARS 0 24" O.C.E.W. 5,5 SACK MIX MIN. TYPICAL STREET SECTION

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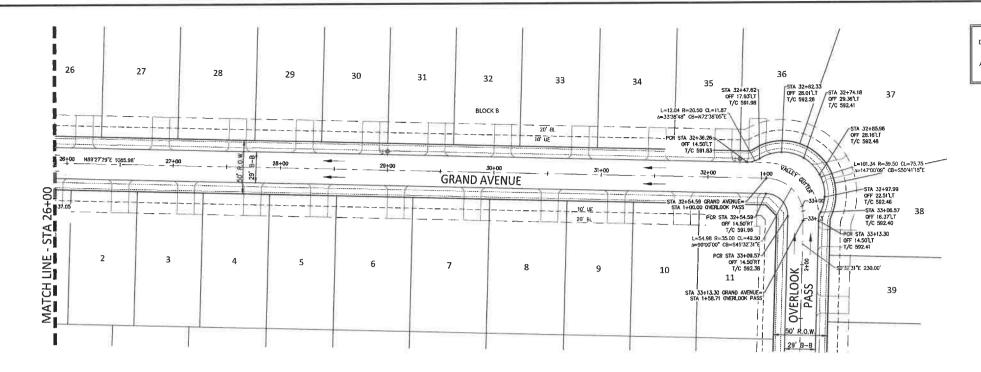
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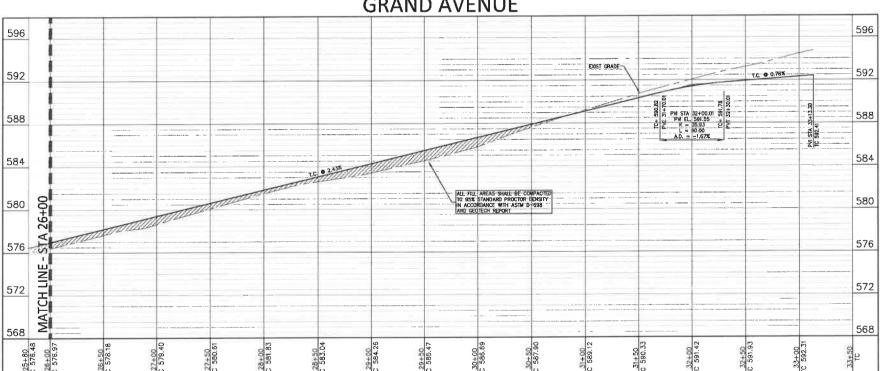
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04/01/2024 SCALE: 1" = 40' (H) 1" = 4' (V) One Inch

7



# **GRAND AVENUE**



# CAUTION!!!

CAUTION!!!

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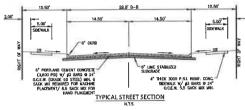
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"ALL RESPONSIBILITY FOR ADEQUACY OF

NOTE:

KEY MAP

PROFILE LEGEND

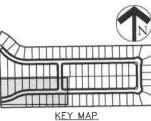


# **RECORD DRAWING**

JOHNSON VOLK
CONSULTING
TIPELS Engineering Firm IN 11992 Land Surveying Fire
Monthly Jack 1200 | Parts 1200 |

TERRACES PHASE 2 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

PAVING PLAN & PROFILE TERRACES BLVD - SHEET 1 OF 2



# 5.00' 4" THICK 3000 P.S.I. REINF, CONC." SIDEWALK W/ #3 BARS 40 24" D.C.E.W. 5.5 SACK MIX MIN. TYPICAL STREET SECTION

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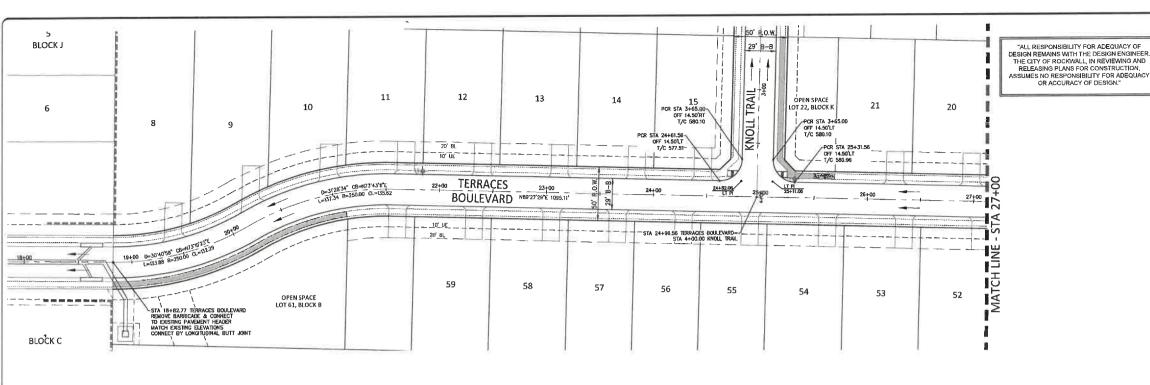


SCALE 1" = 40"

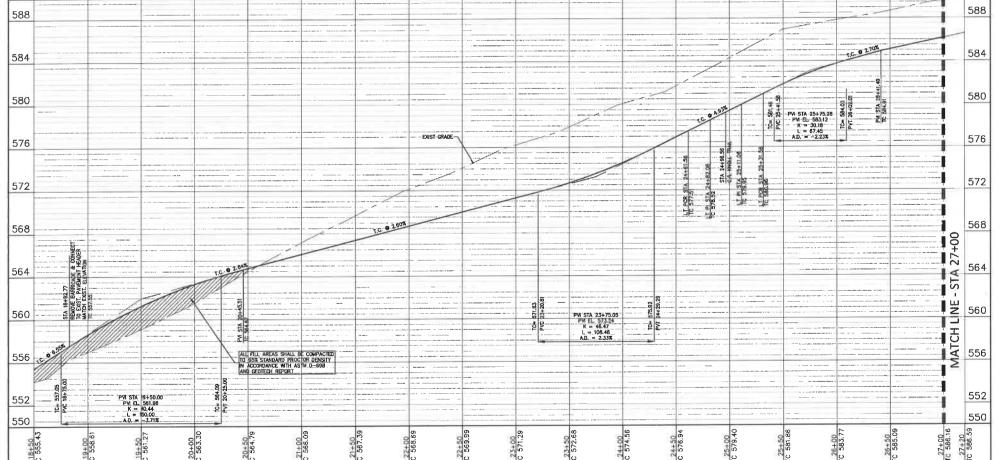
8

One Inch

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



# **TERRACES BOULEVARD**



PROFILE LEGEND

TOP OF CURB PROFILE

RECORD DRAWING

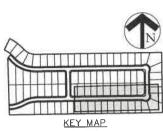




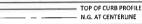
JOHNSON VOLK
CONSULTING
TREELEGENER FIRM & 1982/Land Surveying Firm N
Treel Strain Firm (N 1992) | 1982/Land Surveying Firm N

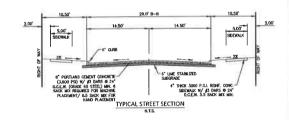
TERRACES PHASE 2 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

PAVING PLAN & PROFILE TERRACES BLVD - SHEET 2 OF



# PROFILE LEGEND





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SCALE 1" = 40

04/01/2024 SCALE: 1" = 40' (H) 1" = 4' (V) One Inch

9

EXISTING UTILITIES

29' B-8 40 OVERLOOK PASS 3+00 19 18 17 16 15 14 -S032'31"E 230.00" 13 12 R STA 33+04.08 OFF 14.50'LT T/C 594.01 STA 33+08.04 TERRACES BOULEVARD=
STA 34-81.02 OVERLOOK PASS
PCR STA 33+08.04
OFF 14.50'RT
T/C 593.98 L=54.98 R=35.00 CL=49.50 Δ=90'00'00" CB=N44'27'29"E PCR STA 32+49.10 OFF 14.50'LT T/C 594.08 8 10' UE STA 33+01.20 OFF 16.38'RY 1/C 594.06 STA 32+49.10 TERRACES BOULEVARD= STA 4+39.96 OVERLOOK PASS 27+00 N89\*27\*29\*E 1095.11\* -STA 32+92.60 TERRACES BOULEVARD OFF 22.52'RT T/C 594.25 42 STA 32+80.57 DFF 28.16 RT T/C 594.42 10' UE 핑 L=101.38 R=39.50 CL=75.76 Δ=147'02'52" CB=S49'27'49"W 20' BL MAT STA 32+68.79 OFF 29.34'RT T/C 594.46 STA 32+42.27 OFF 17.91'RT T/C 594.09 51 50 49 48 47 46 45 44

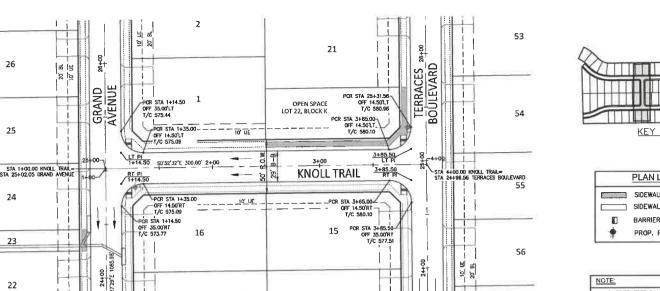
**TERRACES BOULEVARD** 604 604 600 600 596 596 T.C. 0 1.34% 592 592 588 588 PM STA TC 592.3 584 584 ATCH LINE 580 580 578 578

CAUTION!!!

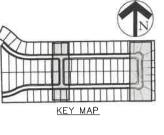
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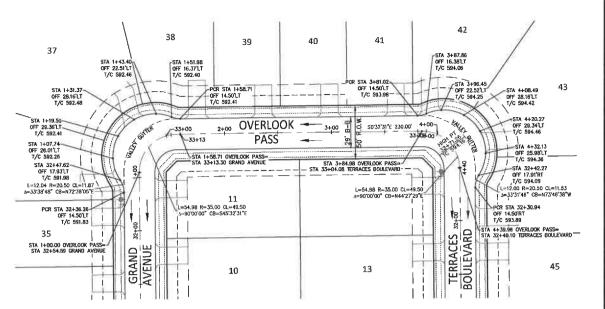
SCALE: 1'' = 40' (H) 1'' = 4' (V)One Inch



14



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

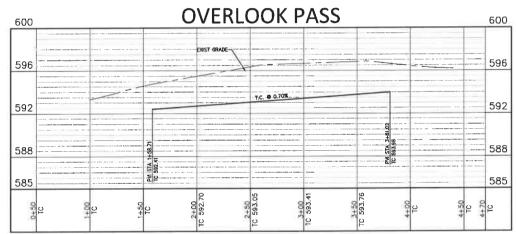


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29' 8-8

57

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



PVI STA 2+85. PVI EL 579.56 K = 30.00 L = 63.43 588 588 584 584 EXIST GRADE 580 580 T.C. 9 0.70% TO 1T 0 -0.75% 576 576 T.C. LT 0 0.70 T.C. RT 0 4.853 S78.52 572 572 CONTRACTOR TO PROVIDE 2% MAX. SLOPE ACROSS PEDESTRIAN PATH 14.28 14.28 17.28 17.28 11. PW STA STA 1+35 575.09 568 568 565

17

SIDEWALK 6" (JME STABILIZED SUBGRADE 4" THICK 3000 P.S.L REINF, CONC. SIDEWALK W/ #3 BARS @ 24" O.C.E.W. 5.5 SACK MIX MIN. TYPICAL STREET SECTION

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# CAUTION!!!

592

CAUTION!!!

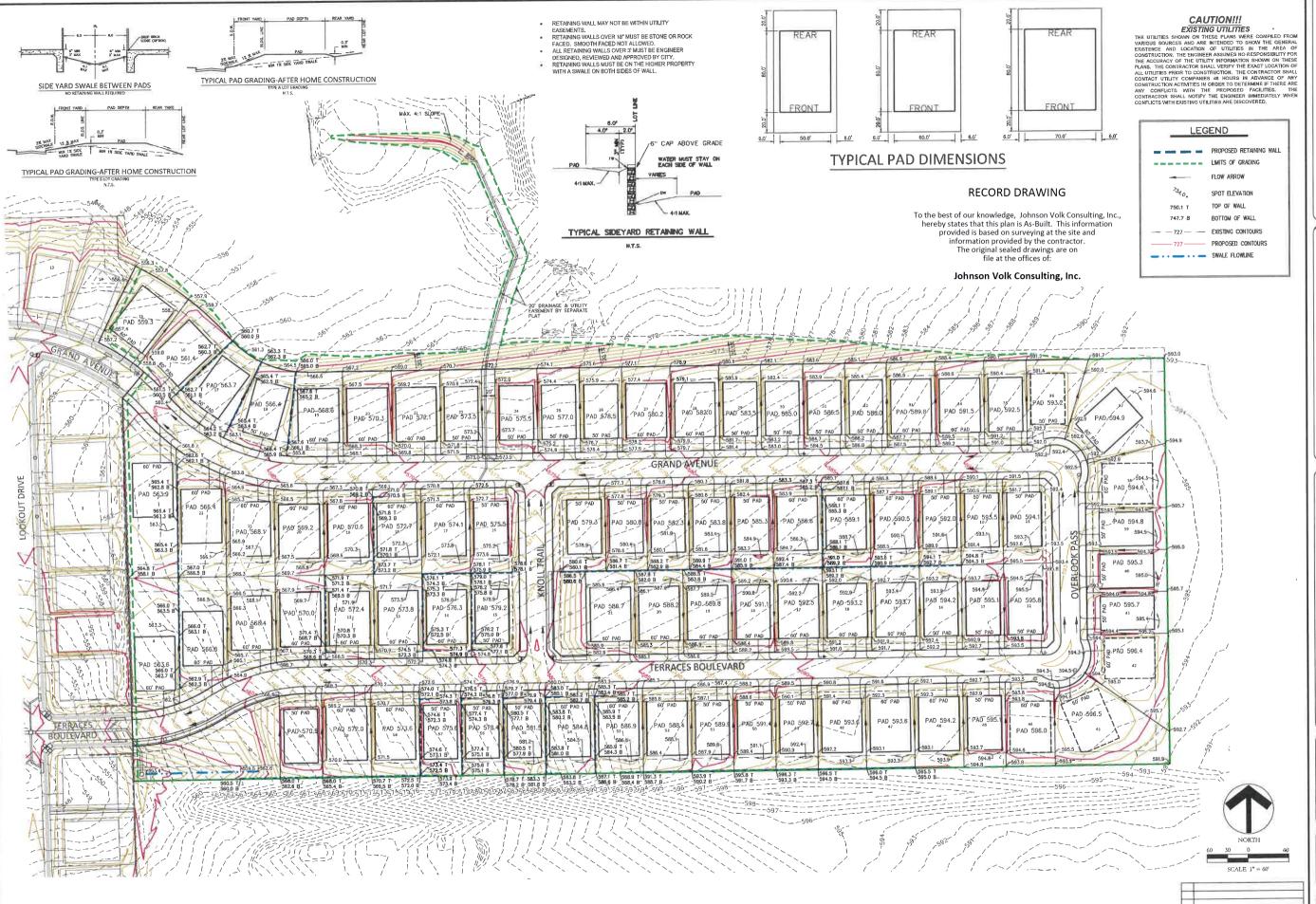
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THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM
VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL
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CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR
THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE
PLANS. THE CONTRACTOR SHALL VERRY THE EXACT LOCATION OF
ALL UTILITIES FRIGHT TO COMPANIES OF HOLDER IN ADVANCE OF ALL
CONTACT UTILITY COMPANIES OR HOUSE IN ADVANCE OF ALL
ON THE CONTRACTOR SHALL VERRY THE ENGINEER OF ALL
ON THE CONTRACTOR SHALL NOTIFY THE ENGINEER MIMEIDATELY WHEN
CONTRACTOR SHALL NOTIFY THE ENGINEER MIMEIDATELY WHEN
CONFLICTS WITH ENSITING UTILITIES ARE DISCOVERED.

# BENCHMARKS

CITY OF ROCKWALL MONUMENT NO. COR-10: CHI TO FROCKWALL MONUMENT IND. CURTION
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

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 1-30. ELEVATION = PLAN 565.98' FIELD 566.02'

LANE AND LAGUNA DRIVE. ELEVATION = PLAN 521.61' FIELD 521.57'



TERRACES PHASE 2 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

JOHNSON VOLK
CONSULTING
TREELEngineering Film Na. 1982/ Land Surveying Film Na. 1982/ Land Surve

W)

GRADING PLAN



JVC No 2215A



<u>LEGEND</u>

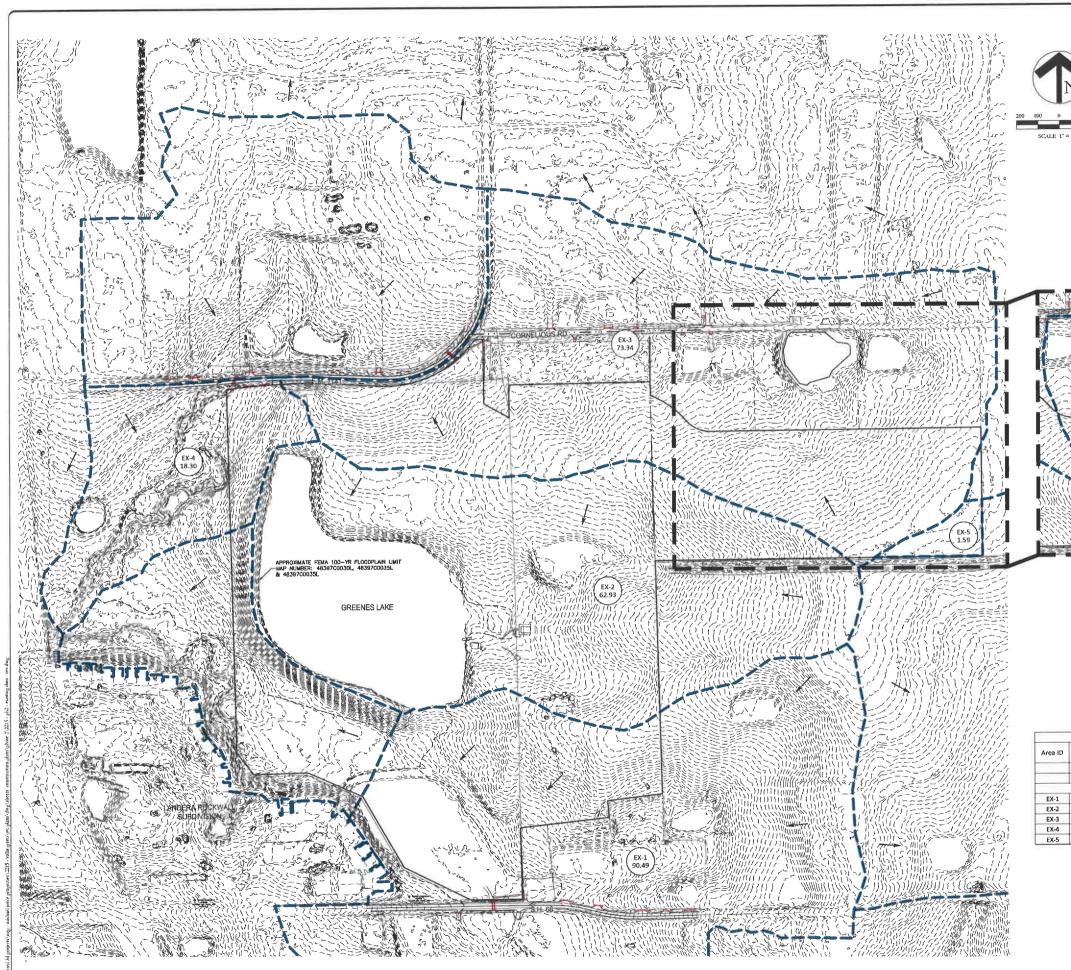
EXISTING CONTOUR

EXISTING DRAINAGE AREA MAP



JVC No 2215A

12



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:

RECORD DRAWING

# Johnson Volk Consulting, Inc.

			EXISTING	DRAINAGE RUNOR	F TABLE			
	Drainage	Runoff		Time of	5-Year	10-Year	25-Year	100-Yea
Area ID	Area	Coefficient	C * A	Concentration	Runoff	Runoff	Runoff	Runoff
	Α	С	CA	T <sub>C</sub>	Q <sub>5</sub>	Q <sub>10</sub>	Q <sub>25</sub>	Q <sub>100</sub>
	(ac)	(ac)		(min)	(cfs)	(cfs)	(cfs)	(cfs)
	-							
EX-1	90.49	0.35	31.67	23.82	299.30	365.10	431.10	555.20
EX-2	62.93	0.35	22.03	18.83	229.00	278.80	328.80	422.70
EX-3	73.34	0.35	25.67	22.08	246.00	300.90	356.00	459.50
EX-4	18.30	0.35	6.41	15.30	68.90	84.50	100.20	129.60
EX-5	1.59	0.35	0.56	10.00	3.39	3.95	4.62	5.45

JOHNSON VOLK
CONSULTING
TREESEDGINGERING FROM I 1982/ Land Surveying From Na. 1992/
TON Gentral Parkway East | Suite 1200 | Parto, TX 75074 | 972201 3190

TERRACES PHASE 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROPOSED DRAINAGE AREA MAP



JVC No 2215A

JVC No 2215A

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	14	

-				-			Area Run										-		Gutter Flo	No.						1				1	alet Capacity							Inlet By Pas	
-		LOCATION	-	_	-		Area num	T.								T	1								and the standard	Depressed (	Sutter Section	Section	Beyond	Convey	9008	Ratio of		Inlet L	ength				
t ID	Alignment	Station	Offset	Design Frequency	c	Area ID	Time of Concentration	Intensity	Area	Runoff	Upstream Bypass	Total Gutter Flow	Thoroughfare Type	On-Grade/Sag	Manning's	Longitudinal Slope	Crown Type	Cross Slope	Depression Depth	Depression Width	Ponding W	dth/Spread	Depth of 0	Sutter Flow	Maximum Allowable Flow Based on Maximum Allowable Ponding Width	Area	Wetted Perimeter	Area	Wetted Perimeter	Depression Section	Section Beyond Depression	Depression flow to Total Flow	Equivalent Cross-slope	Required	Actual	Inlet Capacity	Flow	C+A	To tolet ID
-					-	-	*		A	-	0	0	_		n .	5		2		w	Tona	Turnet	Y-t-	Vernel	Q <sub>eforgutter</sub>	A,	P <sub>w</sub>	Α,	Po	K_	K <sub>0</sub>	E <sub>o</sub>	S.	Lyagid	Land	Q <sub>c</sub>	Queen		
-					-	_	1	0.05		443	icisi	(cfs)	_	_		(0/0)	_	(n/h)	(ft)	764	(0)	(ftr)	(8)	(ft)	(cfs)	(62)	[ft]	(ft2)	(ft)	(cfs)	(cfs)		(ft/ft)	(ft)	(ft)	(cfs)	(cfs)		10.0
				(Vr)			(min)	(in/hr)	(sc.ss)	(crs)	(caz)	(cn)				11/11/		(sept.)	110	F their	1221	F791	(11)	(200)	7 (26)	1225	126)	(29)	(30)	(33)	(32)	(33)	1341	(35)	(36)	(37)	(38)	(39)	(40)
	(2)	(3)	(4)	(5)	(6)	(7)	(11)	(9)	(10)	(11)	(12)	(13)	(34)	[15]	(16)	(17)	(10)	(199)	(709)	(21)	1449	(D)	(64)	163	izaj	1407	1 3209	1001	X										
Т											4.00	47.70	1004	ON COADS	0.0175	0.010	CYPRICHT	0.036	0.50	20	14.0	13.3	0.50	0.47	19.59	1.38	2.D8	2.28	11.3	88.96	66.60	0.57	0.18	19.3	15.0	16.04	1.15	0.12	A-9
	SD LINE G	5+72.67	0.00	100	0.50	G-1	10.00	9.80	3.51	17.20	0.00	17.20	LOCAL	ON-GRADE	; D.0173	0.015	STRONGER	0.030	0.50	1 7.0	44.0	41.3	0.50	0.40	10.50	1.72	2.08	1.52	9.2	73.70	38.92	0.65	0.20	15.0	15.0	11.03	0.00	0.00	A-8
	SD LAT G-1	1+10.72	0.00	100	0.50	G-2	10.00	9.80	2.24	10.98	0.00	10.98	LOCAL	QN-GRADE	0.0175	0.019	STRAIGHT	0.036	0.50	2.0	14.0	21.2	0.50	0.40	42.32	4.40	2.00	21.00	512	7,511-0	20100				-				

						7		Conduit Prope	rties	1			eti.		r.	10	Incremental I	Prainage Area		Accumulated	1	Design Storm		1	Conduit	1	1	Time in	1	Pipe Calo Friction	ulations H	IGL	L	He	adioss Calculatio	ons		Decim USI	Top of Curb	HGL Depth Ren
System 10	Collection F	Point Station	Length	# of Barrels	Pipe Size	Span	Box	Туре	Area	Wetted Perimeter	Hydraulic Radius	Manning's n	Howkine	Elevation	Slope	fnlet (D	Area	Coefficient	C 'A	C*A	Upstreum Tc	Frequency	Intensity	Runoff	Capacity	Partial Flow	Velocity	Conduit	Friction Slope	Headloss	u/s	D/S	V <sub>1</sub> <sup>2</sup> /2g	V <sub>2</sub> <sup>2</sup> /2g	Junction Type	Coefficient K	Headloss	Dasibulior	Elevation	Below T/C
	915	0,10						1		Pu		n	U/S	D/S			Area	c	CA.	CA	Tc		1	Q	Q <sub>c</sub>	(YES/NO)	v		Sı			-			$\overline{}$	-5-	H <sub>1</sub>	-		16-1
		i	(fr)		Lint	(in)	(in)		lft <sup>2</sup> l	(ft)	[ft]		(ft)	(n)	(0/0)		(ac)				(min)	(yr)	(lo/hr)	(cfs)	(cfs)		(ft/s)	(min)	(ft/ft)	[ft)			{ft]	(ft)		F-100	(11)	(20)	1401	(et) 14
(1)	(2)	(3)	147	(5)	(6)	(7)	(8)	[9]	(10)	(11)	(12)	(13)	(14)	(15)	(14	(17)	(18)	(19)	(20)	(23)	(23)	(23)	(24)	(25)	(M)	(27)	(20)	(29)	[30]	(31)	(35)	(3.1)	[54]	[35]	1360	50	Essi	1991	121	1991
				1110	- ×	1175											200	0.50	1.20	4.20	10.00	100	a en	16.04	16.66	VIFC	6.67	0.05	0.012	0.25	570,39	570.15	0.69	0.69	WLET		0.86	571.26	572.65	1.39
SD LINE G	8+16,94"	7+95.98*	20.97	. WA	21.00	N/A	1 N/A	RCP	2,41	5,50	0.44	0.013	568.18	567.94	0.011	6-1	1.51	0.50	1.76	1.70	10.00	100	9.00	16.04	16.66	WES	6.67	0.04	0.012	0.18	569.97	569.79	0.69	0.69	BEND	0.25	0.17	570.15	572.77	2.62
SD LINE G	7+95.96"	7+80.41	15.57	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	567.94	567.77	0.011			0.50	0.00	1./6	10.00	100	9.80	16.04	20.00	YES	5.02 5.13	0.04	0.007	0.03	569.79	569.76	0.41	0.41	NULL		0.00	569.79	573.00	3.21
SD LINE G	7+80,41	7+76.41	4.00	N/A	24.00	N/A	N/A	RCP	3.14	6,28	0.50	0.013	567.52	567.46	0.016			0.50	0.00	1.76	10.00	100	9.80	27.07	20.00	VEC.	9.52	0.01	0.007	1.24	560.01	567.77	1.15	1.15	WYE	0.35	0,75	569.76	573.08	3.32
SD LINE G	7+76.41	6+70.57*	105.84	N/A	24.00	N/A	I N/A	RCP	3.14	6.28	0.50	0.013	567,46	585.77	0.016	G-2	2.24	0.50	1.12	2.88	10.00	100	9.80	27.07	20.09	, TES	8.62	0.20	0.012	0.72	567.65	567.33	1 115	1.15	NULL		00.0	567.77	572.49	4.72
SD LINE G	6+70.57	6+43,41'	27.16	N/A	24.00	N/A	I 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	21,01	28.09	163	0.02	0.03	0.012	0.32	501.00	565.41	1 15	1.15	Milit		0.00	567.33	571.09	3.76
SO LINE G	6+43.41	6+28.93*	14.48	N/A	24.00	N/A	, N/A	RCP	3.14	5.28	0.50	0.013	565.33	563.41	0.132			0.50	0.00	2.88	10.00	100	9.80	21.07	82.54	Tes	8.02	0.03	0.012	0.17	564.33	555.41	1.15	1.15	NULL		0.00	565.41	568.33	2.92
SD LINE G	6+28.93	6+19.05*	9.88	N/A	24.00	N/A	I N/A	RCP	3.14	6.28	0.50	0.013	569.41	562.11	0.132			0.50	0.00	2.88	10.00	100	9.80	27.07	82.54	YES	8.62	0.02	0.012	0.12	564.23	564.11	1.15	1.15	NULL		0.00	564.11	566.50	2.39
SD LINE G	6+19.05	4+81.20*	137.85	N/A	24.00	N/A	N/A	RCP	3.14	6,28	0.50	0.013	562.11	554.25	0.057			0.50	0.00	2.88	10.00	100	9.80	27,07	54.16	YES	8.62	0.27	0.012	1.62	562.11	556.25	1.13	1.15	MULL		0.00	556.25	559.02	2.77
SD LINE G	4+81.20	4+75.57'	5.63	N/A	24.00	N/A	N/A	RCP	3.14	6.28	0.50	0.013	554.25	553.93	0.057			0.50	0.00	2.88	10.00	100	9.80	27.07	54,16	YES	8.62	0.01	0.012	0.07	556,00	555.95	1.15	1.15	BEND	0.37	0,43	555.93	558.60	2.67
SD UNE G	4+75.57	3+24.14	151.44	N/A	24.00	I 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	27.07	35.14	YES	8.62	0.29	0.012	1.78	554.30	552.52	1.15	1.15	BEND	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	27.07	27.78	YES	8.62	0.03	0.012	0.20	552.23	552.03	1,15	1.15	BENU	0.23	0.25			
SD LAT G-1	1+14.45	1+00.00*	14.45	N/A	21.00	N/A	N/A	RCP	2.41	5.50	0.44	0.013	569.21	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	571.08	573.38	2.30

# RECORD DRAWING

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Johnson Volk Consulting, Inc.

nes/2015 - vallis greenijsve jihans/che\_\sheets' construction jilans\whase 2\2015 - jih2 - c

.



SCALE: One Inch

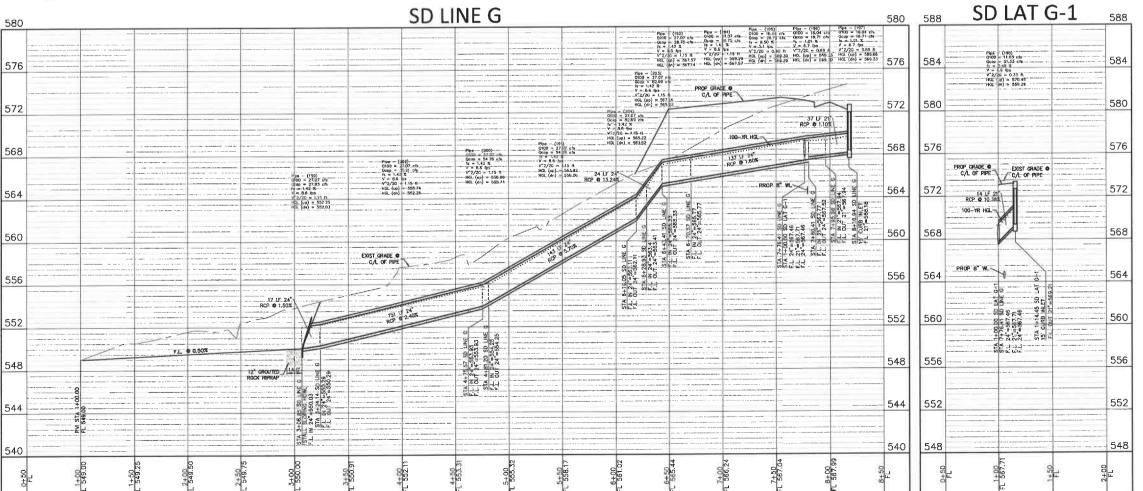
JVC No 2215A 15

LEGEND --634--EXISTING CONTOUR PROPOSED CONTOUR PROPOSED STORM DRAIN

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(21"RCP-SD LAT G-1)-

7+00 24"RCP-SD LINE 0

STA 7+76.41 SD LINE G STA 1+00.00 SD LAT G-1 INSTALL: 60' WYE

STA 7+80.41 LINE SD LINE G INSTALL: PIPE SIZE CHANGE END 24" RCP BEGIN 21" RCP

PT: 6+70.57

**KNOLL TRAIL** 

STA 7+95.98 SD LINE G

INSTALL: 30' BEND

AVENUE

GRAND

21"RCP-SD LINE G

3 97499 SF STA 4+75.57 SD LINE G INSTALL: 45° BEND

123141 SF

20' DRAINAGE & WATER EASEMENT BY SEPARTE INSTRUMENT

L=147.73 R=810.00 QL=147.52 7 h=10"26"59" CB=S16"36"41"W

L=41.64 R=200.00 CL=41.56 a=11.55'43" CB=55'25'20'W

STA 3+24.14 SD LINE G INSTALL: 30' BEND

STA 3+06.85 SD LINE G INSTALL SLOPING HDM. 18 SY 12" GROUTED ROCK RIPRAP FL 24" = 550.03

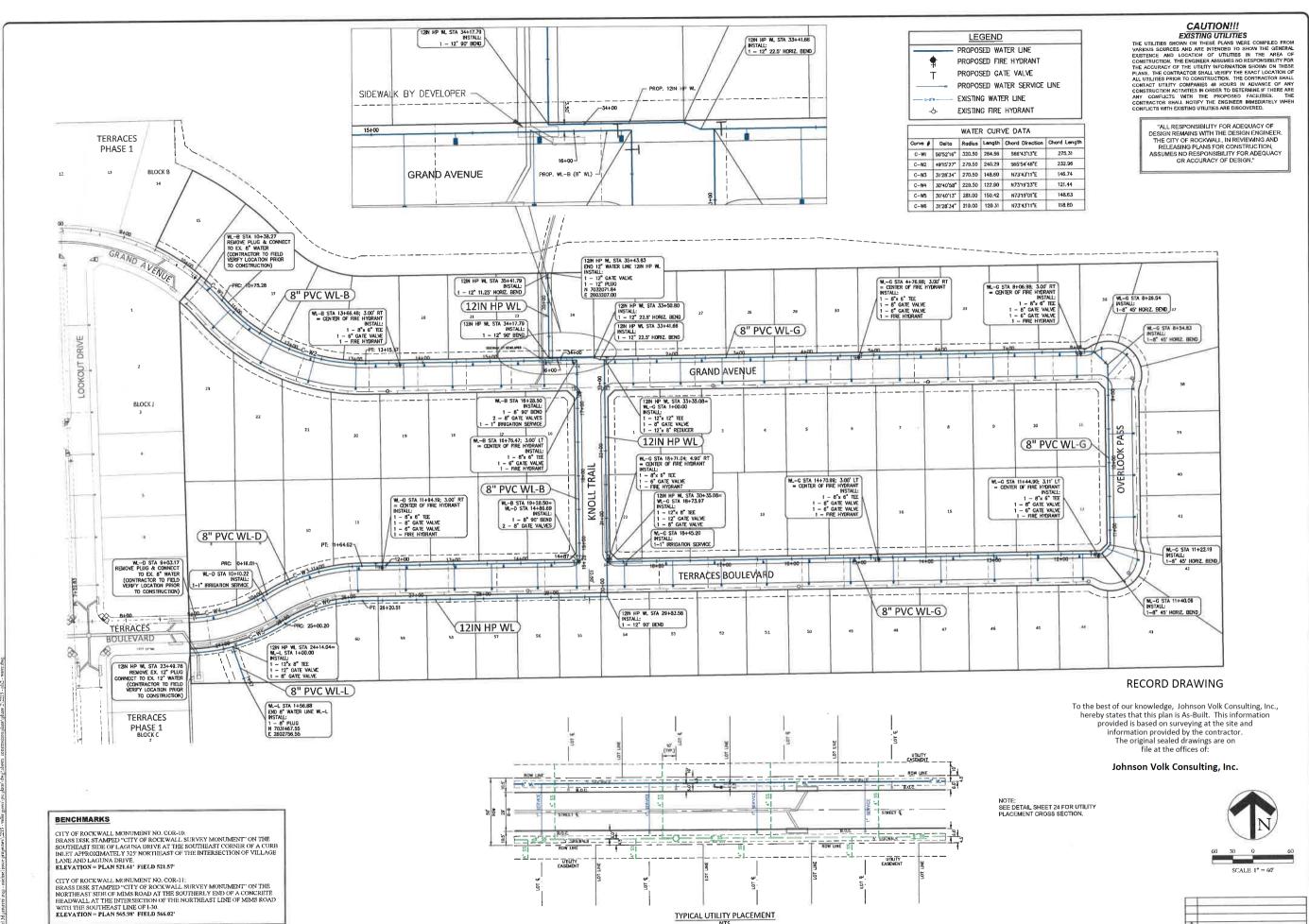
PROFILE LEGEND LINE ID PIPE - (30) EXISTING GRADE FINISHED GRADE HYDRAULIC GRADE LINE 100-YR/FLOW DEPTH

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

CAUTION!!!

EXISTING UTILITIES

THE UTILITIES SIGNAY ON THESE PLANS WERE COMPILED FROM
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PLANS. THE CONTRACTOR SHALL VERIETY THE EXACT LOCATION OF ALL
UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL
UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL
CONTRACT UTILITY COMPARISE 38 HOURS IN ADVANCE OF ANY
CONSTRUCTION ACTUTITIES IN ORDER TO CETERIMINE IF THEREOFOR
SHALL NOTIFY THE EXHIBITED IMMEDIATELY WHEN CONFLICTS WITH
EXISTING UTILITIES ARE DISCOVERED.



JOHNSON VOLK
CONSULTING
TREESEGreete Franks 11902/Landsworing Franks 10194033
INOVARIES TO 1 Panes 73 2004 1 pro22013102

TERRACES PHASE 2 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

ATER PLAN



JVC No 2215A



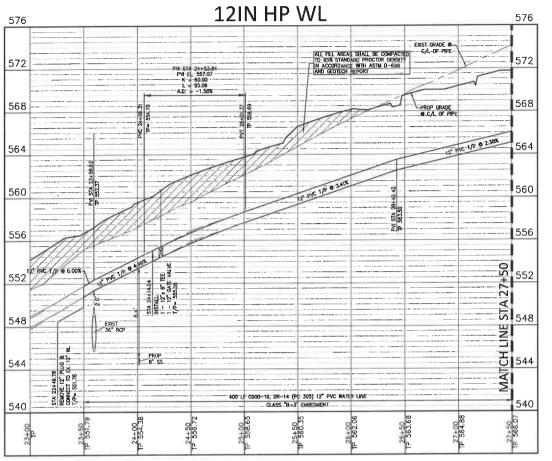
TERRACES CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

WATER LINE PROFILE



SCALE: 1" = 4t? (H) 1" = 4' (V) One Inch JVC No 2215

16A

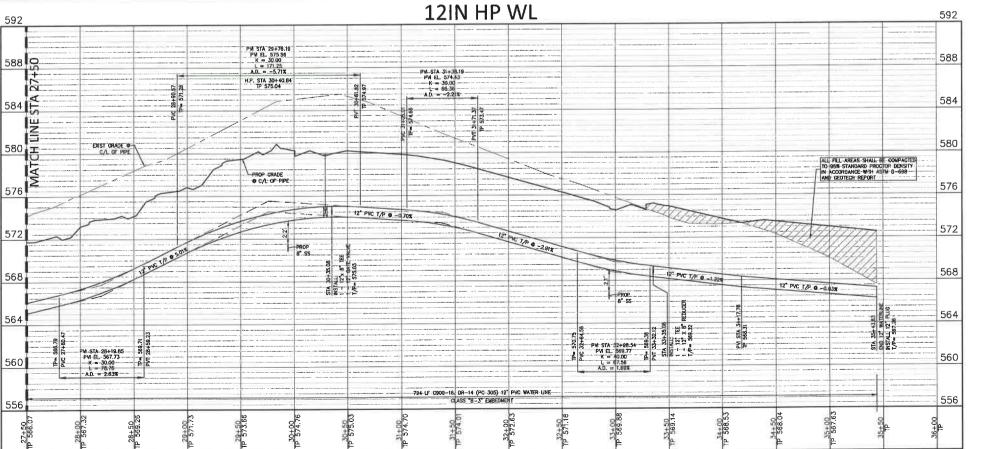


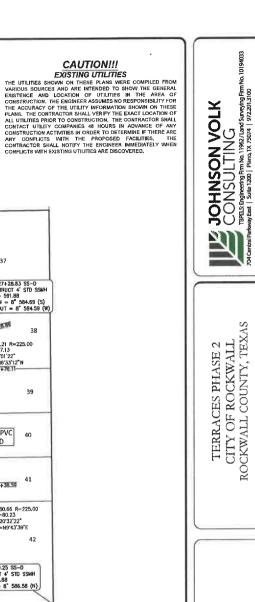
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# Johnson Volk Consulting, Inc.

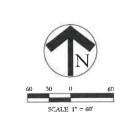




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Johnson Volk Consulting, Inc.



JVC No 2215A

PLAN

WATER

WASTE

17



**★** = 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.

# BENCHMARKS

CITY OF ROCKWALL MONUMENT NO. COR-10: BRASS bisk. 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'

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.

STOP CONC. 2" SHORT OF TOP SANITARY SEWER DEEP CUT CONNECTION
USING P.V.C. PIPE

BLOCK C

STA 8+61.59 SS-B REMOVE EXIST. PLUG CONNECT TO EXIST. 8" SS PIPE GROUND ELEV = 558.16 F.L. IN = 8" 543.49 (E) F.L. OUT = 8" 543.49 (W)

CITY OF ROCKWALL MONUMENT NO. COR-11:

ELEVATION = PLAN 565.98' FIELD 566.02'



SCALE:

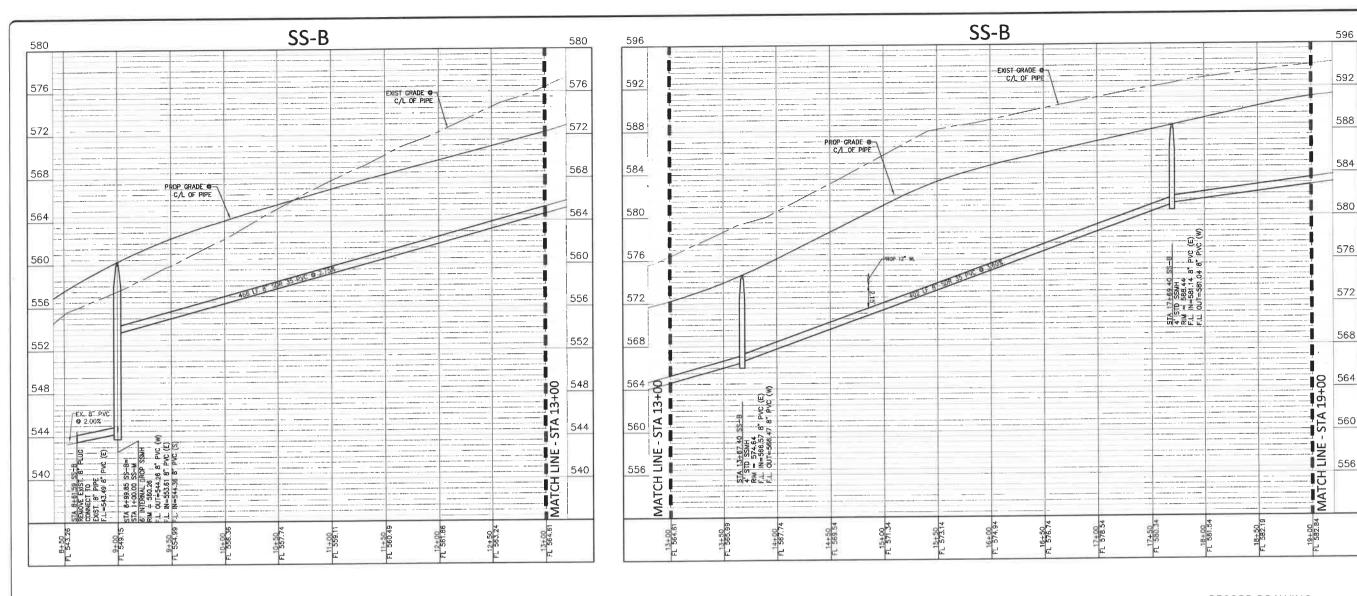
1" = 40' (H)

1" = 4' (V)

One Inch

JVC No 2215A

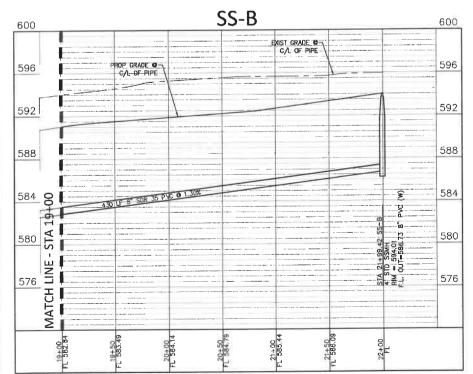
18

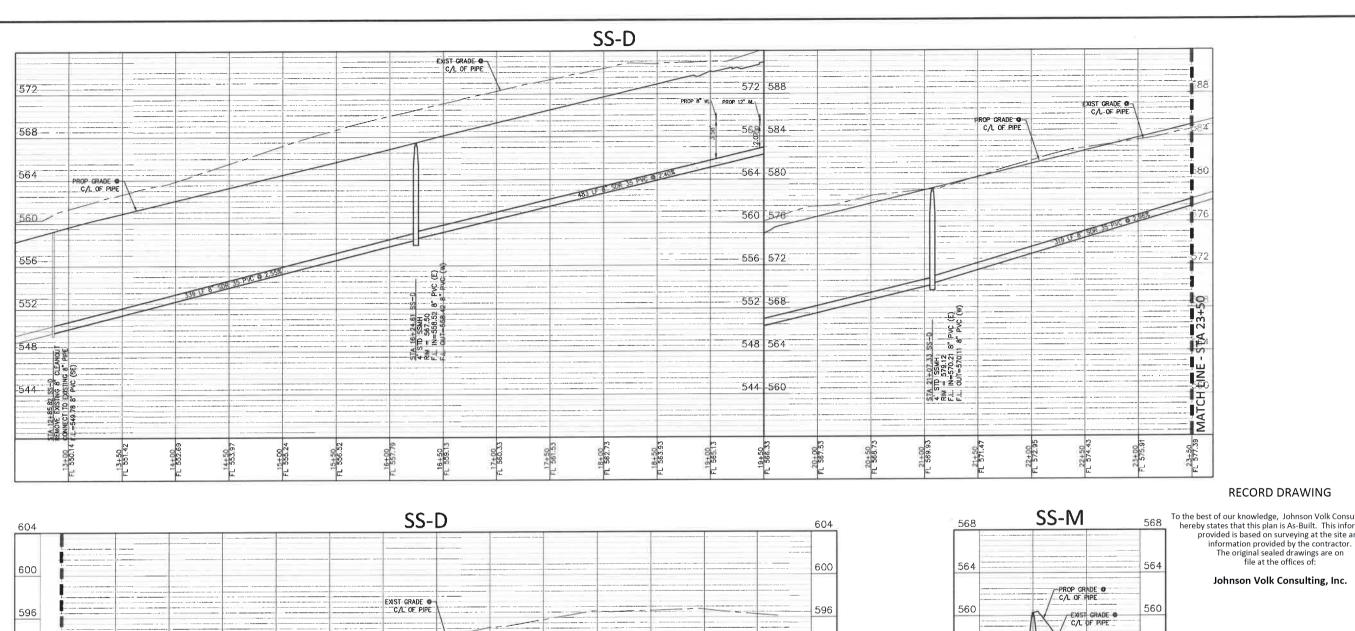


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To the best of our knowledge, Johnson Volk Consulting, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and

556

552

548

544

540

60 LF 8" SDR-25 PVC @ 0,50%

STA 1+00.00 SS-M=
6 STD 8898 SS-B
6 STD 8844

556

552

548

540

536

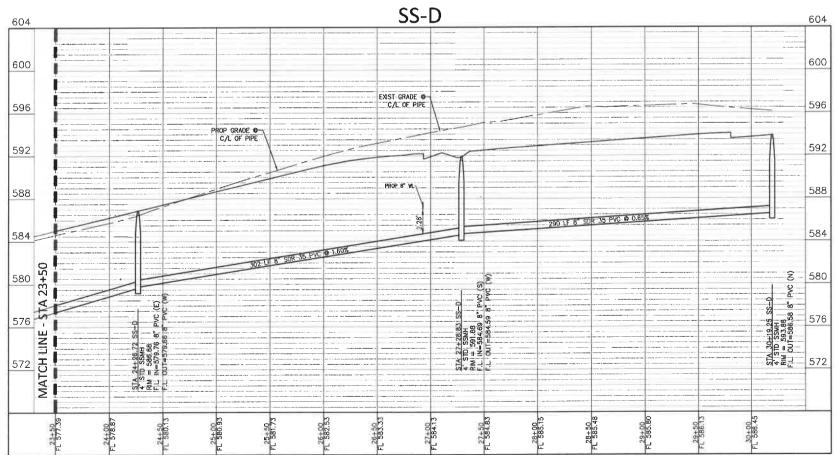
WASTE WATER PROFILE SS-D & SS-M

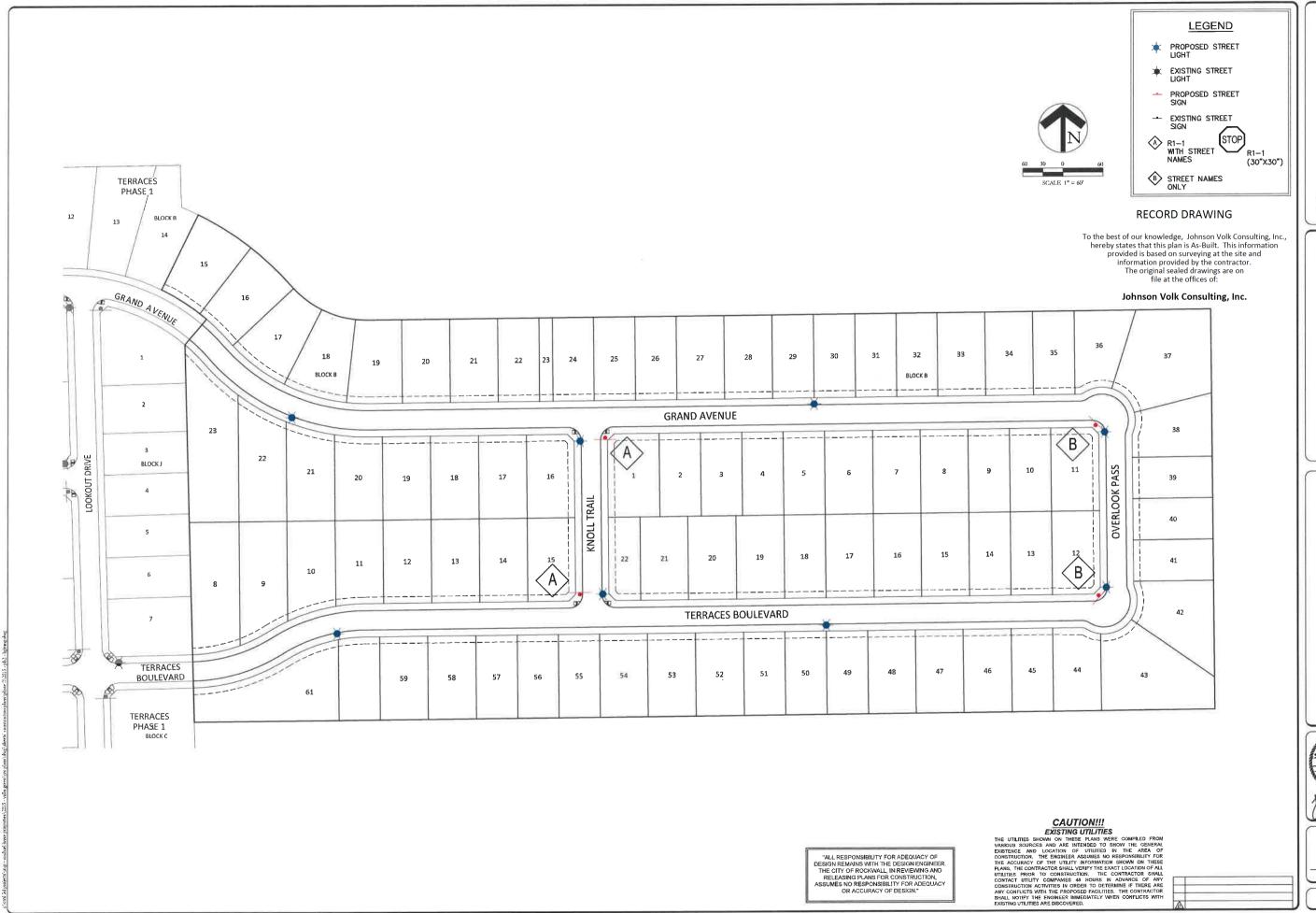
JOHNSON VOLK
CONSULTING
TRPELSEGIORENIGEMIND. 11962./Land Surveying firm
784. Central Parkway East | 50th 1200 | Parko TX 75074 | 972201.3100

TERRACES PHASE 2 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS



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





JOHNSON VOLK
CONSULTING
TIPPLS Engineeting Film No. 11962/Land Surveying Film No. 10194033
(Central Parking) East | Suite 1200 | Parkin 1X 7504 | 9722013100

TERRACES PHASE 2 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

LIGHTING & SIGNAGE



JVC No 2215A

JOHNSON VOLK
CONSULTING
TIPE & Expressing Frame It state: 1200 | Plane IX 57201 | 1000 W

TERRACES PHASE 2 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

CONTROL PLAN EROSION



JVC No 2215

SCALE 1" = 60"

CITY OF ROCKWALL MONUMENT NO. COR-II:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE
NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE
HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD
WITH THE SOUTHEAST LINE OF 1-30.
ELEVATION = PLAN 565.98' FIELD 566.02'

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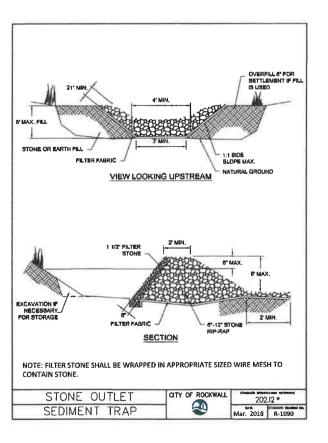
JVC No 2215A 22

# SILT FENCE GENERAL NOTES: 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
- 3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED
- 4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- 5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS
- 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.

APPED IN FILTER FABRIC	AND BURIL	:D
CITY OF ROCKWALL		2.5 *
- 20	мж Маг. 2018	R-1020B
	CITY OF ROCKWALL	CITY OF ROCKWALL 20





SILT FENCE (MIN. HEIGHT 24" ABOVE EXIST. GROUND)

COMPACTED EARTH

FLOW

EACH SIDE

FLOW

SILT FENCE

TRENCH -

SILT FENCE

STONE OVERFLOW STRUCTURE

WIRE MESH BACKING

SILT FENCE

CITY OF ROCKWALL

POST MUST BE

METAL, NO WOODED

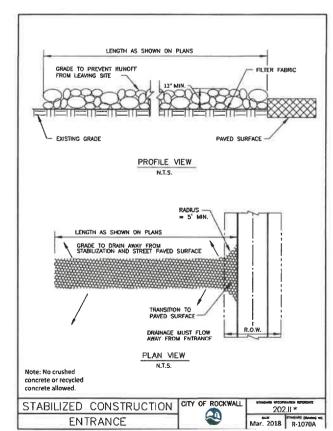
202.5 \*

Mar. 2018 R-1020A

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STAKES ALLOWED.



# ROCK CHECK DAM GENERAL NOTES:

- STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 11/2 TO 31/2 INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.
- 2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT. CONSTRUCTION TRAFFIC DAMAGE, ETC.
- 3. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF
- WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS
  EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL
  BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
- 5. FILTER STONE SHALL BE WRAPPED IN APPROPRIATE SIZED WIRE MESH TO CONTAIN STONE AND BURIED SIX (6") INCHES MINIMUM.

202.9 \* CITY OF ROCKWALL ROCK CHECK DAM Mar. 2018 R-10608

# 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 '
- 9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP,
- 10. NO CRUSHED OR RECYCLED CONCRETE ALLOWED.

STABILIZED CONSTRUCTION	CITY OF ROCKWALL	200	2.11 *
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**RECORD DRAWING** 

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EROSION

- 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

REINFORCED CONCRETE PAVEMENT LONGITUDINAL BUTT JOINT

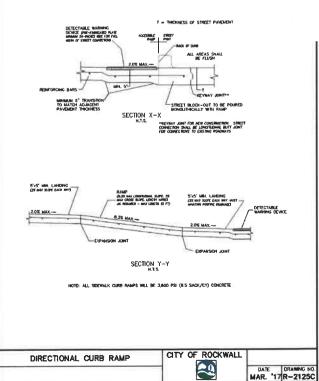
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CITY OF ROCKWALL

DEC '22 R-205

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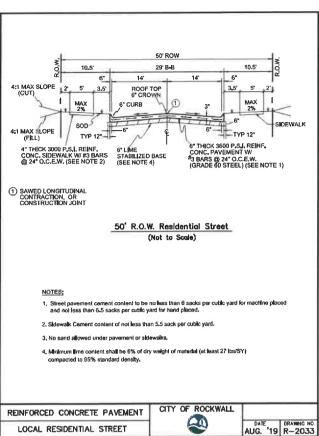


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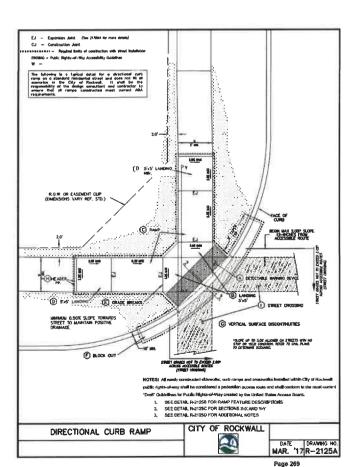
PAVING DETAILS

JVC No 2215A

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The ramp component of the directional curb ramp shall have a continuous longitudinal slope more than 5% and less than 5.3%. 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. Also known as "Turning Space" per ADA PROWAG, a minimum londing space of 5-foot by 5-foot shall be at the top of every ramp. This londing (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). 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 eet, 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 bock of the Pawing contractor shall leave block out with a keyway joint installed, minimum of 18 inches measured from book of curb. Block out shall be poured monalthically with Curb Ramp. Concrete shall list to street pawing with a keyway joint per NCTOCG detail 2050. No curb shall be constructed where a DND 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 flash with ramp. All work associated with accessible rautes shall be installed flush with all features to minimize vertical surface discontinuities. Each segment along accessible route shall be flush with no more (zero toterance) than a k-in-th grade separation (elevation difference), or k-inch grade separation if beveited (bevet slope shall not be steeper than 50%). A sidewalk header shall be constructed at ends of all work performed. Street crossings shall adhere to some guidelines as other accessible routes within public right—of-way, and shall be for the hall width of the im-line accessible route. Cross slope shall not exceed 25%. New street construction shall incorporate all ADA design requirements. It shall be the responsibility of the Design Protessional and Contractor to ensure all street crossings meter requirements of PROMAC. Street alterations on existing streets to bring to compliance shall All curbs constructed as part of an ADA Ramp shall match City curb standards. \* See PROWAC special design considerations when street crossing has no stop or yield condition.

MAR. '17 R-21258

N.T.S. VERTICAL SAW CUT
1/8" TO 3/16" WIDE --- TEALING COMPOUND 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. 24" #6 SMOOTH DOWEL HOT POURED RUBBER JOHT \_\_ | -3/4"± -1 1/4" MIN. CLEARANCE TRANSLICENT DOWEL SLEEVE (CLOSED DID TO NT DOWEL & BE SECURED) TO BE INSTALLED 12" C-C. REDWOOD OR SYNTHETIC -DOWEL SUPPORT SHALL BE OF A METHOD APPROVED BY ENGINEER EXPANSION JOINT (SPACED 600 FT. MAXIMUM; LOCATE AT STRUCTURES AND AT INTERSECTION P.C.'S & P.T.'S) N.T.S. 303.5.4. sole Brusses Brusses Mar. 2018 R-2050 REINFORCED CONCRETE PAVEMENT CITY OF ROCKWALL

CONSTRUCTION JOINT

- HOT POURED RUBBER JOINT SEALING COMPOUND 1° MIN.

SECOND POLIP

\* 0 \* 4

20

Detectable Worning Devices (DWD) shall be pre-manufactured cost-in-place truncated dome plates installed to the manufacturer's specifications, and shall meet all ADA requirements. No Brick Powers allowed. Color to be approved by the City. DWD shall be 24 inches in length for the full width of the street connection storting of the book of curb. A maximum 2-inch border shall be allowed on the sides of the DWD for proper installation.

Also known as "Clear Space" per ADA PROWAG, the City requires a minimum londing space of 5-loot by 5-loot of the bottom of every ramp. This tanding space shall have a cross stope to both directions that does not exceed 20% and shall be wholly outside the parallel whiclular trovel

FIRST POUR

(SEE NOTE) -

JOINTS

DIRECTIONAL CURB RAMP

 $\bigcirc$ 

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# **RECORD DRAWING**

VOLK

JOHNSON VO CONSULTING TBPBS. Engineering Firm No. 11962. Land

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TERRACES PHASE 2
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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CITY OF ROCKWALL **20** 

JVC No 2215A 24

DETECTABLE WARNING DEVICE

Incurrence Letters and a detectable worning surface that consists of raised truncated domes complying with Section 705 of the TAS. The surface must contrast visually with adjaining surfaces. Furnish and install an approved cast—in-place dark red detectable worning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.

SIDEWALKS

Provide clear ground space at operable parts, including pedestrian push huttons. Operable parts shall be placed within one or more reach ranges specified in TAS 308.

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 bevol).

18. Changes in level greater from 1/4 link or are not permitted (1/2 link with overall of 1/2 link). The transition possible grade should be used to maximize accessibility. The running slope of sidewarks and crossworks within the public right of way may folke the grade of the profile roadway. Where a continuous grade greater than 5% must be provided, handrains may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardaus conditions. If provided, handrains sholl comply with TAS 505.
20. Hondrail extensions sholl not protrude into the usable landing area or into intersecting pedestrian routes.

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GENERAL NOTES:

REINFORCED CONORETE PAVEMENT;

A. ALL LURIS SHALL BE PLACED INTEGRAL WITH PAVEMENT UNLESS CONTROL OWNER.

B. UNDERSHALL MEETEN COMPRESSIVE STRENGTH AS SPECIAL MEETEN SAME COMPRESSIVE STRENGTH AS SPECIAL PAVEMENT.

B. B. LAPS SHALL BE SO DIMMETES.

D. REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS OR OTHER DEVICES APPROVED BY THE DIMER.

SUBGRADE: (UNLESS OTHERWISE SPECIFIED BY OWNER)
 A. SUBGRADE UNDER ALL PAVEMENTS SHALL BE STABILIZED TO A MINIMUM DEPTH OF SM (6)\* (INCHES WITH HYDRATEDLIME CEMENT. LABORATORY TESTS WILL BE PERFORMED TO DETERMINE THE AMOUNT OF LIME OR

PAVEMENT SYSTEMS GENERAL NOTES

CITY OF ROCKWALL

302,303 Mar. 2018 R-2190

Page 279

- A SIDEWALK PANELS SHALL BE CROOVED %" DEEP AND SPACED PER TABLE PLAN VIEW NOTES:
1. CROSS SLOPE OF SDEWALK SHALL BE NO GREATER THAN 2X
2. SDEWALK CONCRETE WITHIN CITY R.O.W. SHALL BE MINIMUM 3,000 PSI (5.5 SACK/C.Y.) CONCRETE.
3. ALL SDEWALKS SHALL MAINTAIN POSITIVE DEBUALET. --- AS SPECIFIED --1 1/2 MAX 2% SLOPE TOWARDS STREET DRAINAGE.

4. ALL HONEYCOMB IN BACK OD CURB TO BE TROWEL-PLASTERED BEFORE POURING SIDEWALK. AS BARS ON 24" CENTERS BOTH WAYS 1 1/2" SIDEWALK.

5. MINIMUM HIGTH OF 6' IF SIDEWALK
ADJACENT TO CURB A LUGGED INTO THE
CURB.

6. STEEL WIRE MESH IS NOT ACCEPTABLE. SECTION "A-A" % SEALED NON-EXTRUDED
PRE-FORMED EXPANSION MATERIAL
WITH SEALING COMPOUND
WITH SEALING C #3 BARS ON 24" CENTERS BOTH WAYS R.S. J. 2. med. TRANSLUCENT PUC MAT FREE OF DONEL EXPANSION CAP SECTION "B-B" USE EDGER-BOTH SIDES %" SEALED NON-EXTRUDED
PRE-FORMED EXPANSION MATERIAL DOWEL #3 BAR \$ 24" CENTERS 8" INTO PAVEMENT, TO BE PLACE 1 THICKNESS OF PAVEMENT JOINT LUG DETAIL FOR MEDIAN PAVEMENT
LEAD WALK CONNECTIONS OR SIDEWALK ADJACENT TO CURB REINFORCED CONCRETE SIDEWALKS 20

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- Тур. 4-9" Min. → -36" Min

JOINTS AND SPACING

Rockwall Logo Detail NOT TO SCALE

Notes:

1. Street name blades shall consist of white SCOTCHLITE 3930 High Intensity Prismatic Material, digitally printed using HP Latex 350 or higher. Green: Pantone 335C with overlay CMYK 100-0-20-0 set

Lettering to be composed of a combination of upper and lowercase letters, with initial uppercase letters. Fort to be Clearview TCAD-1 with uppercase to be 6" Min. height and lowercase to be 4.5" Min. height. No more than 65% corpression on foot width.

3. Lettering for street designations and block numbers to be composed of initial uppercase letters at least 3" Min. height and lower-case letters at least 2.25" Min. height.

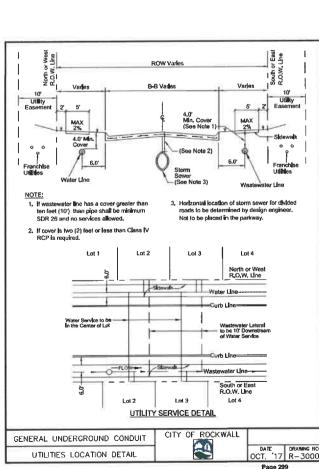
4. Sign post to be 2 3/8" O.D. galvanized steel tube sign

STREET SIGN DETAIL NOT TO SCALE

CITY OF ROCKWALL STREET REGULATORY SIGNAGE TYPICAL STREET SIGN DETAIL

May 2018 R-2300

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8'

-% CHAMFER

ER4 AT 12' SPACING (TYP) VALL STEN, SEE NOTE B

#4 AT 8' SPACING

MAX LIFE

6'-0"

12'x12' CONTINUOUS FREE DRAINING GRAVEL POCKET VRAPPED IN FILTER FABRIC

PERMISSIBLE CONSTRUCTION JOINT WITH 2x4 BLOCKOUT AND TYPE B WATER STOP H4 AT 12" SPACING
(TYP)
H4 AT 8" SPACING (TYP)

RETAINING WALL WITH INTEGRAL SIDEWALK

JOINTS.

8. WALL FACE SHALL BE FORM LINER OR STONE VENEER WITH RANDON ROCK ASHLAR PATTERN, NO SMOOTH CONCRETE SUPFACE ALLOWED

REINFORCED CONCRETE RETAINING WALL

INTEGRAL WITH SIDEWALK

CITY OF ROCKWALL

<u>a</u>

3'P VEEP HOLES AT 10' SPACING (FLOVILINE 2' ABOVE SIDEWALK)

VARIABLE DIMENSIONS 3. HVX 1.-e.

4' MAX 2'-3'

5' HAX 3'-0'

1'-6"

DATE ORAWING NO. AUG 19 R-2180

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DESTRIAN ACCESSIBILITY (WITHIN PUBLIC R.O.W.)

All newly constructed sidewalks, curb ramps and crosswalks installed within City of Rockwell 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 GNAMPS

URB IANAPS

1. All slopes shown are <u>MAXINUM\_ALLOWABLE</u>. Lesser slopes that will still drain properly should be used. Adjust curb ramp tength or grade of approach sidewalks as directed.

2. Londings shall be  $5^{1}\times 5^{1}$  minimum with a maximum 28 slope in the transverse and tongluidant directions.

∠ Londangs shall be 5× 5 minimum with a movimum 2% slope in the frankverse and longitudinal directions.
3. Clear space at the bottom of curb ramps shall be a minimum of 5½ 5° wholly contained within the cross-sells and wholly outside the parallel whicular fravel path.
4. Moximum allowable cross slope on sidewall- and curb ramp surfaces is 2%.
5. Additional information on curb ramp location, dasage, 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 supersed ony conflicts.
5. Crosswelli dimensions, crosswolk markings and slop but caccious shall be as shown descenter occassible routes shall align with theoretical crosswolks unless otherwise directed.
7. Handralis 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 climable). Sidewalks under 5% longitudinal slope are deemed accessible routes and myst follow oil applicable guidelines.

plans.

11. Delectable Worning Naterials shall be truncated dome plates in the color approved by the City. Install products in accordance with manufacturer's specifications.

12. Detectable worning surfaces shall be a minimum of 24 in depth in the direction of pediatrian travel, and extend the full with of the cuts romp or landing where the pediatrian cocass route enters the street.

14. Detectable worning 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 back of curb. When placed on the ramp, align the rows of domes to be perpendicular to the grade break believe the romp run and the street. Where detectable worning surfaces may be curved along the rows of domes to be perpendicular to the grade break believe the romp run and the street. Where detectable worning surfaces may be curved along the corner calculation is less critical. Detectable worning surfaces may be curved along the corner roads the corner roads.

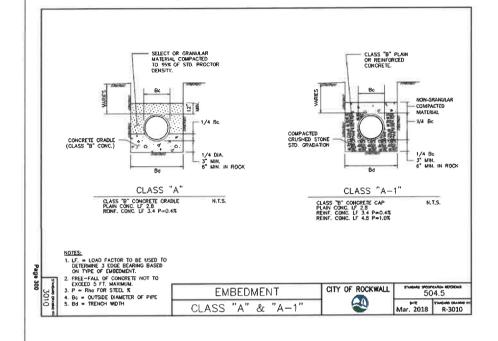
16. Place traffic signal or Numination pales, ground boxes, controller boxes, signs, drainage locilities and other items so as not to obstruct the pedestrion access route or clear ground.

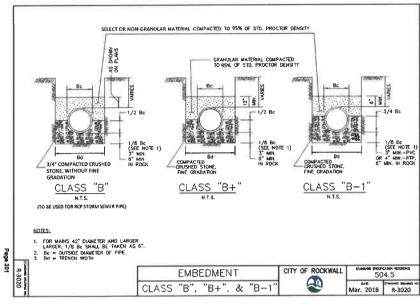
DIRECTIONAL CURB RAMP

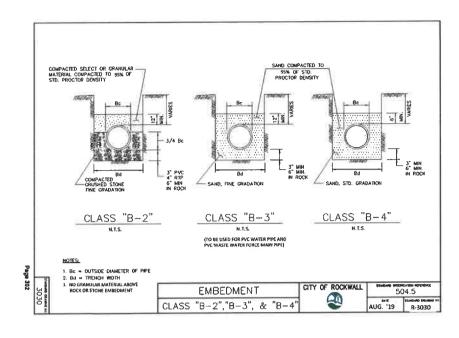
CITY OF ROCKWALL 3

MAR. '17 R-21250





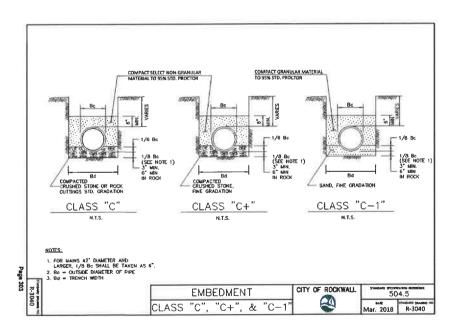


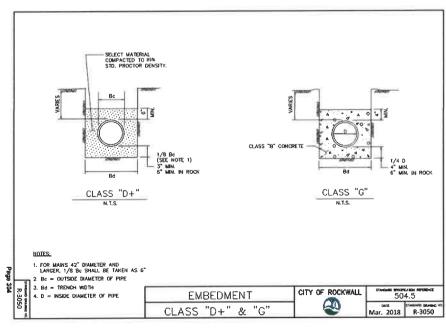


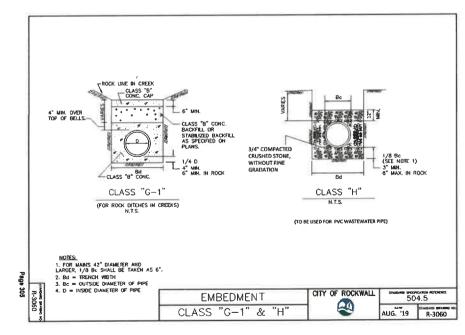
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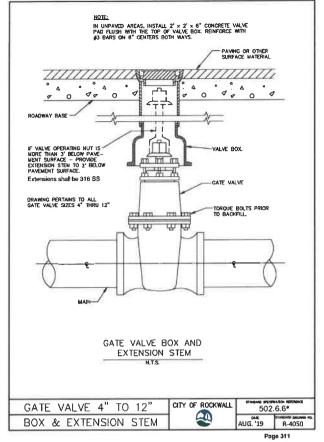




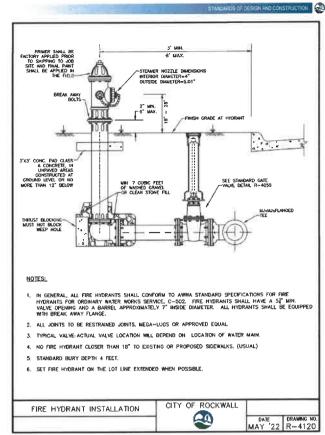


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CITY OF ROCKWALL



 SERVICE PIPE SHALL BE 1° OR 2° SEAMLESS 250 PSI BLUE COLORED POLYETHYLENE ASTM 02737, SOR 9. CTS WATER SERVICE PIPE. NSF61 APPROVED.
 TOP OF METER BOXES SHALL BE 1° ASOVE PINISHED GRADE.
 METER BOX SHALL HAVE A MINIMUM OF 6° OF GRAVEL BENGATH METER BOX AS ILLUSTRATED.
 LOCATION OF THE METER BOX SHALL BE LOCATED TO ALLOW 6° OLEARANCE FROM CURB. MATERIAL LIST:

A. SERVICE SADDLE SHALL BE BRASS WITH DOUBLE BRONZE FLATTENED STRAPS OR STANLESS STEEL DOUBLE BOUT WISE STRAPS. HO BANDED OR HINGED STRAPS SHALL BE ALLOWED. SERVICE SADDLES SHALL BE PER APPROVED WATER MATERIALS LIST.

B. 1 OR 2 CORPORATION STOLER STANLESS SEO PSI BLUE COLORED POLYETHYLENE ASTM D2737.

SORD, CT. SWITHE STRANGE PIPE, ROSE APPROVED.

D. 1 OR 2 LOCKING ANGLE METER VALVE (STOP) PER APPROVED WATER MATERIALS LIST.

F. ROUND METER BOX PER APPROVED WATER MATERIALS LIST. CITY OF ROCKWALL WATER SERVICE INSTALLATION 20 DATE DRAWING NO. AUG '19 R-4130 1" OR 2" LINE

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# RECORD DRAWING

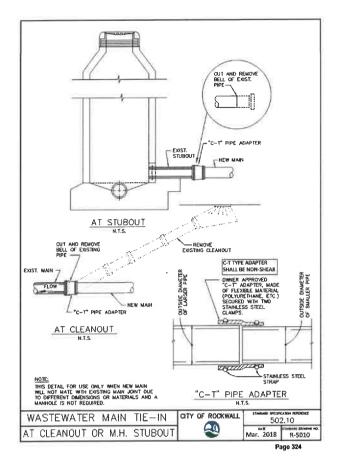
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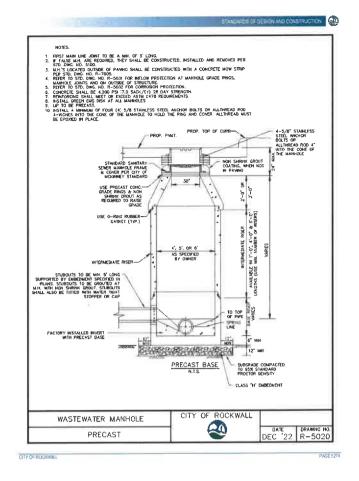
Johnson Volk Consulting, Inc.

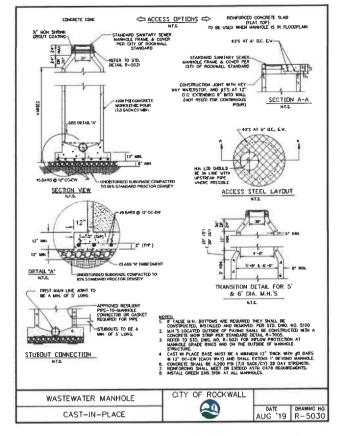
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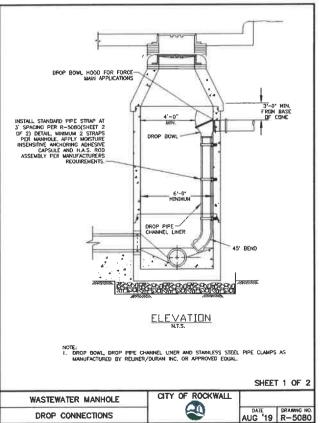
IVC No 2215A

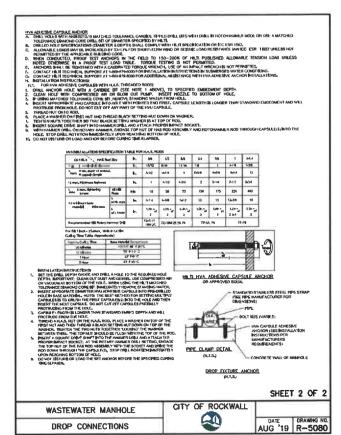


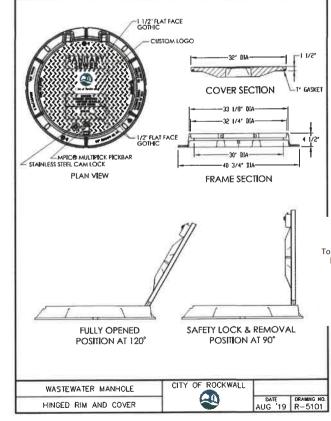




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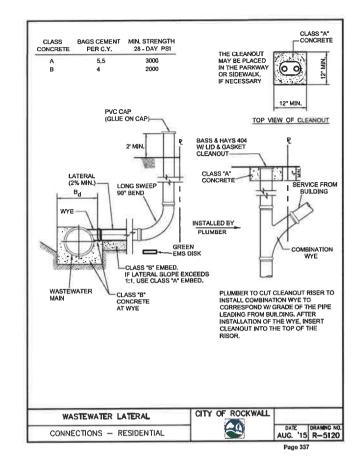
JVC No 2215A

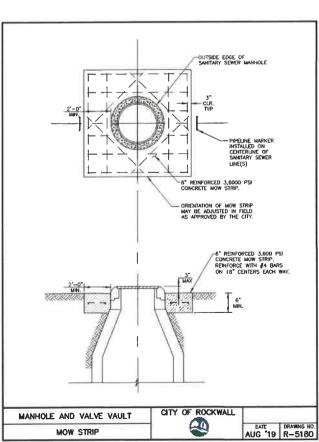
28

CLEANOUT CASTING W/ PICK RAP CLASS "B" CONCRETE CLASS "B" CONCRETE 2'-6" X 2'-0" X 6" FOUNDATION 22 1/2 ° BEND 0 CLASS "B" CONCRETE FOR EARTH DITCH: "USE CLASS"B-1" EMBEDMENT FOR P.V.C. FOR ROCK DITCH: CLASS "A" EMB. CLASS "B" CONCRETE SECTION "X - X" N.T.S. NOTES:

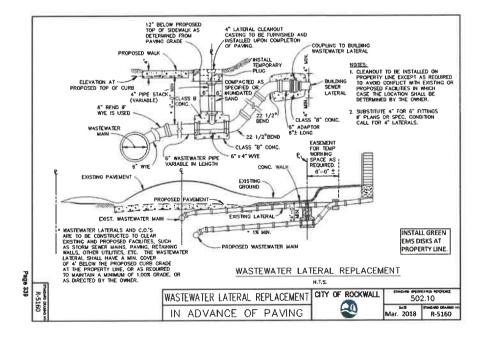
1. IF CLEMIQUE IS PLACED IN ADVANCE OF PAYEMENT PLACE SAND AROUND CLEMING IN LEU OF CLASS 'B' CONCRETE.

2. IF CLEMIOUT IS OUTSIDE OF PAYEMENT, CENTER CASTING IN 15"x15" CLASS "A" CONCRETE PAD "4" THICK. PROFILE VIEW CITY OF ROCKWALL 502.2 WASTEWATER MAIN Mar. 2018 R-5110 CLEANOUT





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# WASTEWATER LATERAL STUBOUT (FOR FUTURE CONNECTION, 4" OR 6" AS SPECIFIED) WASTEWATER LATERAL STUBOUT (FOR FUTURE CONNECTION, 4" OR 6" AS SPECIFIED) WASTEWATER LATERAL STUBOUT (IN ADVANCE OF PAVING WASTEWA

# RECORD DRAWING

INSTALL GREEN EMS DISKS AT

END OF LATERAL.

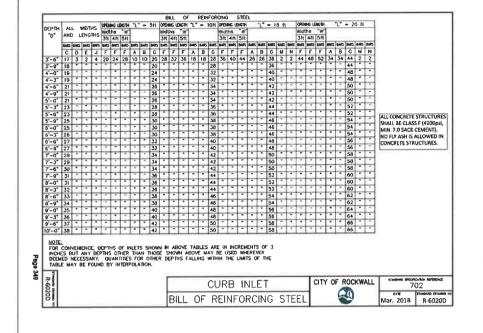
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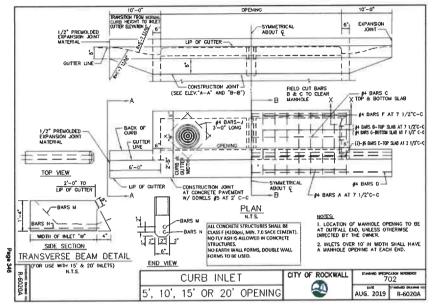
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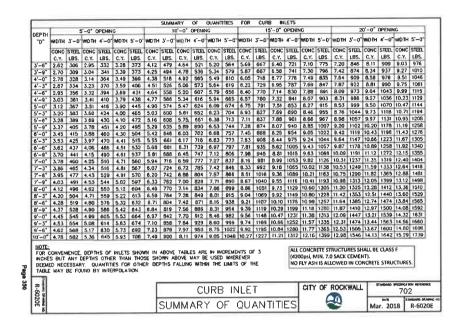
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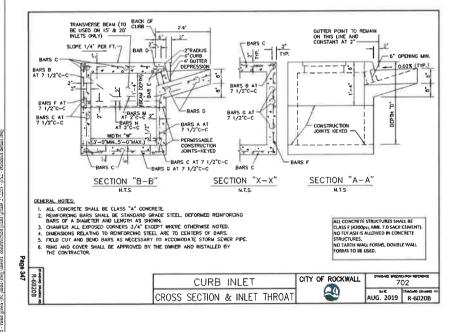
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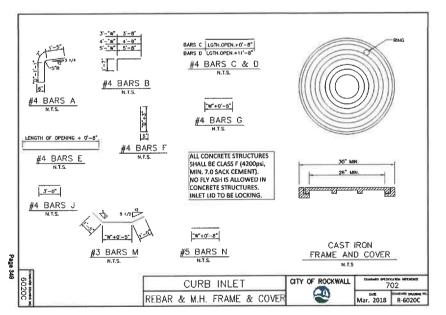
29











# **RECORD DRAWING**

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