

CONSTRUCTION PLANS FOR
6601 HORIZON ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
MAY 2023

OWNER

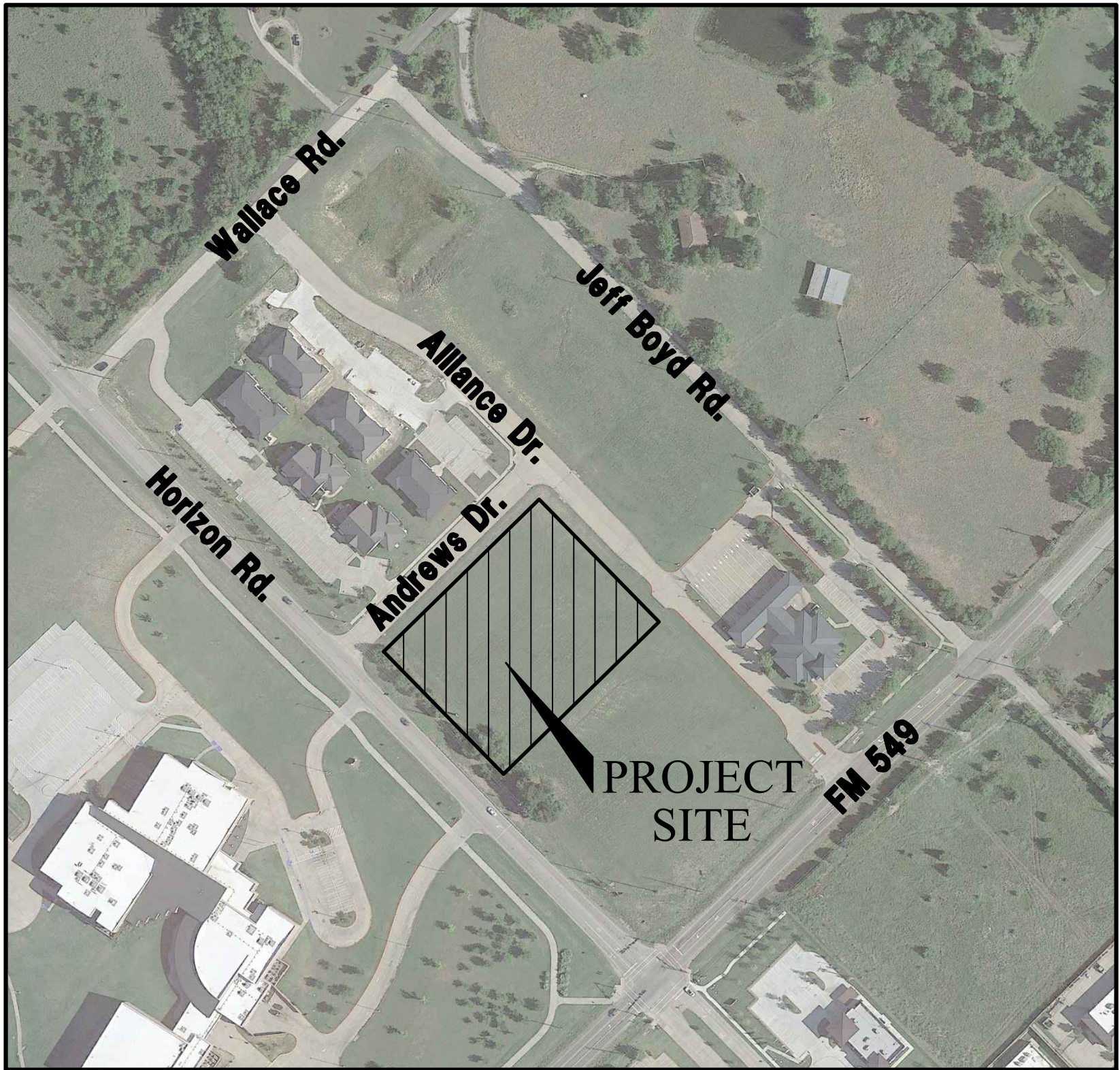
N&H LEGACY
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P.O. BOX 818
TERRELL, TEXAS 75060

CIVIL ENGINEER

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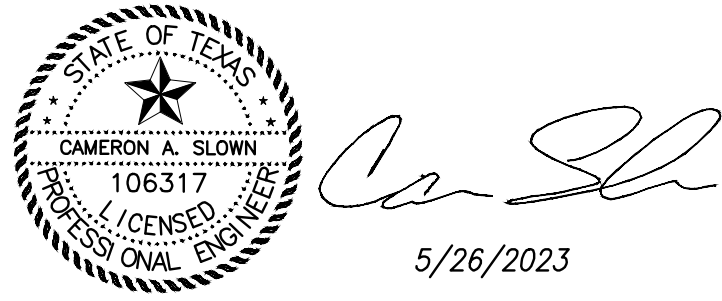


LOCATION MAP
NOT TO SCALE

6601 HORIZON RD
ROCKWALL, TX 75032

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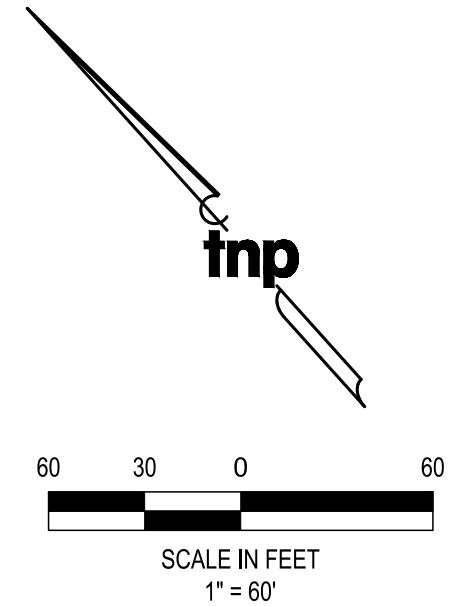
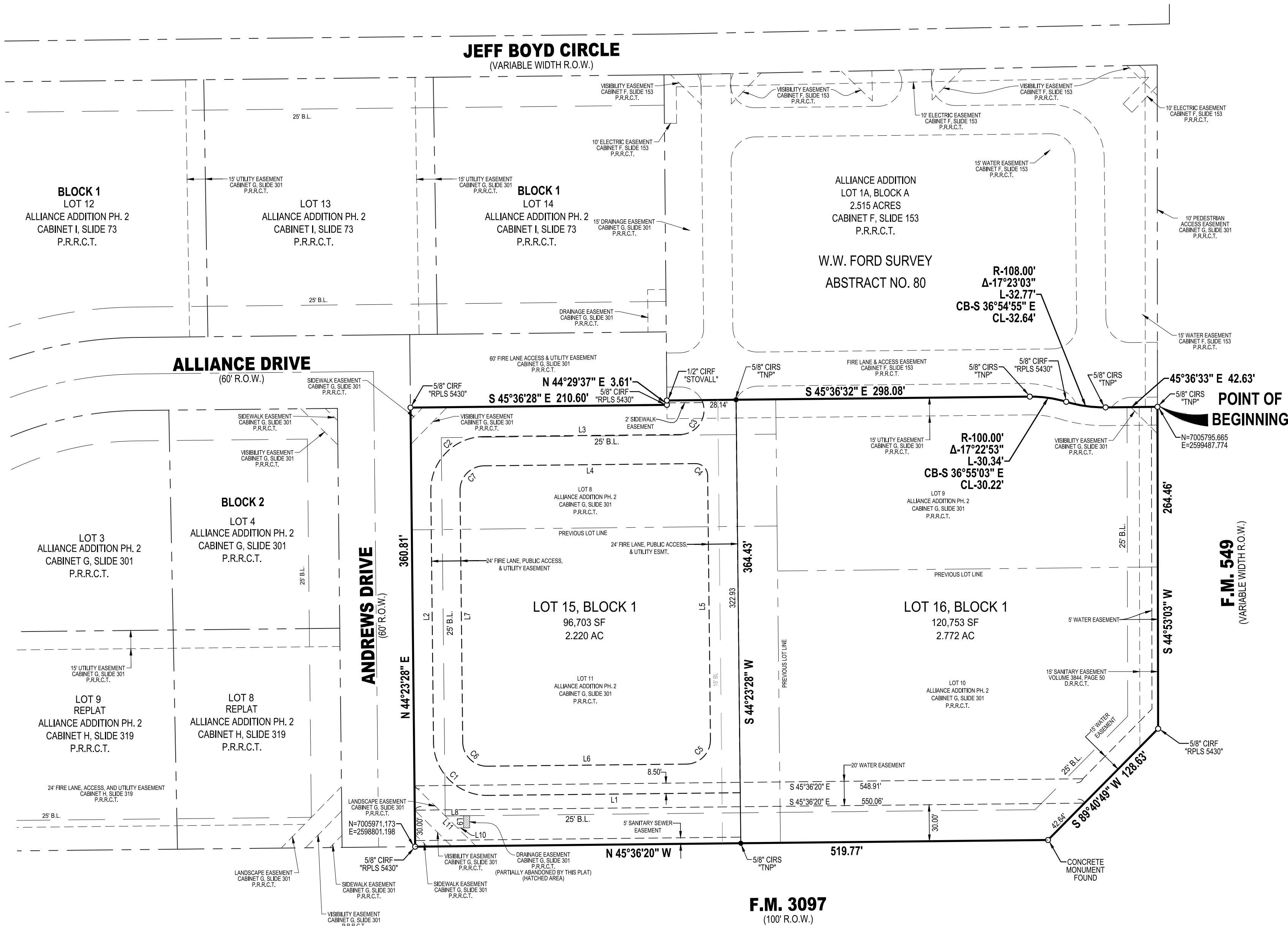
MATT ATKINS, P.E. DATE: January 27, 2021
QUALITY CONTROL REVIEW PERFORMED



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TBPE Firm No. F-230
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RECORD DRAWINGS

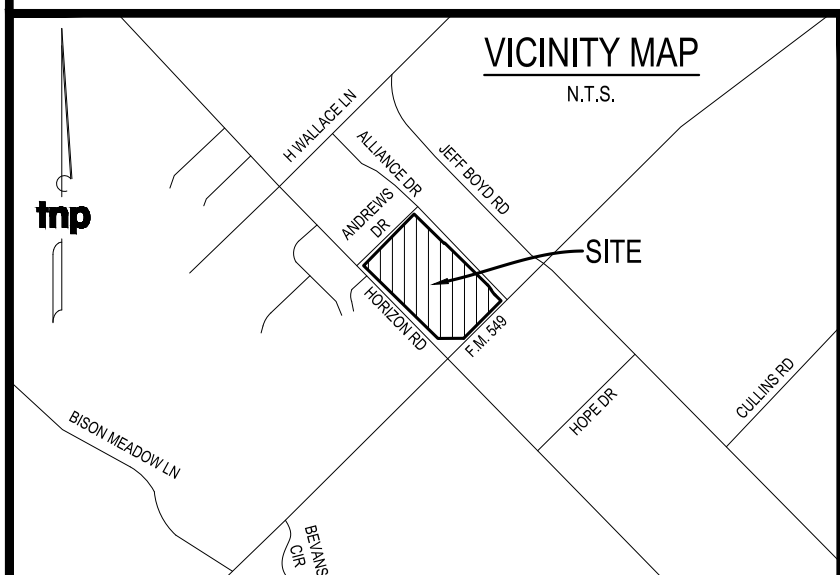
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LEGEND

CIRF - CAPPED IRON ROD FOUND
CIRF - CAPPED IRON ROD SET
N.T.S. - NOT TO SCALE
R.O.W. - RIGHT OF WAY
SF - SQUARE FEET
AC - ACRES
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS

- NOTES:**
- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202, NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000146135.
 - BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0105L DATED SEPTEMBER 28, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 - IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED. NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.



LINE	BEARING	DISTANCE
L1	S 45°36'20" E	207.47'
L2	S 44°23'28" W	206.83'
L3	N 45°36'28" W	162.01'
L4	N 45°36'28" W	173.46'
L5	N 44°23'28" E	216.84'
L6	N 45°36'20" W	163.47'
L7	N 44°23'28" E	206.83'
L8	S 45°36'20" E	15.00'
L9	S 44°23'40" W	10.00'
L10	S 45°36'20" E	5.00'
L11	S 00°36'32" E	14.14'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	44.00'	89°59'48"	69.11'	N 00°36'26" W	62.22'
C2	44.00'	90°00'04"	69.12'	N 89°23'30" E	62.23'
C3	20.00'	111°10'33"	38.81'	S 76°02'12" W	33.00'
C4	10.00'	89°59'55"	15.71'	S 00°36'30" E	14.14'
C5	20.00'	90°00'12"	31.42'	S 89°23'34" W	28.29'
C6	20.00'	89°59'48"	31.41'	N 00°36'26" W	28.28'
C7	20.00'	90°00'04"	31.42'	N 89°23'30" E	28.28'

OWNER LOT 10
N & H LEGACY PARTNERS, LLC
P.O. BOX 818
Terrell, Texas 75160

OWNER LOT 8, 9, & 11
ROCKWALL RENTAL PROPERTIES, L.P.
P.O. BOX 818
Terrell, Texas 75160

PROJECT INFORMATION
Project No.: RNP 20523
Date: February 13, 2023
Drawn By: WS
Scale: 1"=60'
SHEET 1 of 2



SURVEYOR
TEAGUE NALL AND PERKINS, INC.
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FINAL PLAT
LOTS 15 & 16, BLOCK 1
ALLIANCE ADDITION PHASE 2
BEING A REPLAT OF LOTS 8, 9, 10, & 11, BLOCK A, ALLIANCE ADDITION PHASE 2
CONTAINING A TOTAL OF 4.992 ACRES

AND SITUATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____

My Commission Expires: _____

BRIAN J. MADDOX, R.P.L.S. NO. 5430

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Drawing: T:\Projects\RNP20523\Eng-CSD\CAD\SHEETS\01A CITY GENERAL CONSTRUCTION NOTES.dwg at May 26, 2023-9:06am by pdownard
Layout: 02 CITY GENERAL CONSTRUCTION NOTES - Xrefs: X3D - TITLE BLOCK.dwg - ALLIANCE - BASE.dwg - RNP 20523-X-BASE.dwg

GENERAL ITEMS

- All construction shall conform to the requirements set forth in the City of Rockwall's Engineering Department's "Standards of Design and Construction" and the "Standard Specifications for Public Works Construction" by the North Texas Central Council of Governments, 5th edition amended by the City of Rockwall. The CONTRACTOR shall reference the latest City of Rockwall standard details provided in the Rockwall Engineering Departments "Standards of Design and Construction" manual for details not provided in these plans. The CONTRACTOR shall possess one set of the NCTCOG Standard Specifications and Details and the City of Rockwall's "Standards of Design and Construction" manual on the project site at all times
- Where any conflicting notes, details or specifications occur in the plans the City of Rockwall General Construction Notes, Standards, Details and Specifications shall govern unless detail or specification is more strict.
- The City of Rockwall Engineering Departments "Standards of Design and Construction" can be found online at: <http://www.rockwall.com/engr.asp>
- All communication between the City and the CONTRACTOR shall be through the Engineering Construction Inspector and City Engineer or designated representative only. It is the responsibility of the CONTRACTOR to contact the appropriate department for inspections that do not fall under this approved engineering plan set.
- Prior to construction, CONTRACTOR shall have in their possession all necessary permits, plans, licenses, etc.
- The CONTRACTOR shall have at least one original stamped and signed set of approved engineering plans and specifications on-site and in their possession at all times. A stop work order will be issued if items are not on-site. Copies of the approved plans will not be substituted for the required original "approved plans to be on-site".
- All material submittals, concrete batch designs and shop drawings required for City review and approval shall be submitted by the CONTRACTOR to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
- All site dimensions are referenced to the face of curb or edge of pavement unless otherwise noted.
- The City requires ten (10%) percent-two (2) year maintenance bond for paving, paving improvements, water systems, wastewater systems, storm sewer systems including detention systems, and associated fixtures and structures which are located within the right-of-ways or defined easements. The two (2) year maintenance bond is to state "from date of City acceptance" as the starting time.
- A review of the site shall be conducted at twenty (20) months into the two (2) year maintenance period. The design engineer or their designated representative and the CONTRACTOR shall be present to walk the site with the City of Rockwall Engineering Inspection personnel.

EROSION CONTROL & VEGETATION

- The CONTRACTOR or developer shall be responsible, as the entity exercising operational control, for all permitting as required by the Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ). This includes, but is not limited to, preparation of the Storm Water Pollution Prevention Plan (SWPPP), the Construction Site Notice (CSN), the Notice of Intent (NOI), the Notice of Termination (NOT) and any Notice of Change (NOC) and is required to pay all associated fees
- Erosion control devices as shown on the erosion control plan for the project shall be installed prior to the start of land disturbing activities.
- All erosion control devices are to be installed in accordance with the approved plans, specifications and Storm Water Pollution Prevention Plan (SWPPP) for the project. Erosion control devices shall be placed and in working order prior to start of construction. Changes are to be reviewed and approved by the design engineer and the City of Rockwall prior to implementation.
- If the Erosion Control Plans and Storm Water Pollution Prevention Plan (SWPPP) as approved cannot appropriately control erosion and off-site sedimentation from the project, the erosion control plan and/or the SWPPP is required to be revised and any changes reported to the Texas Commission on Environmental Quality (TCEQ), when applicable.
- All erosion control devices shall be inspected weekly by the CONTRACTOR and after all major rain events, or more frequently as dictated in the project Storm Water Pollution Prevention Plan (SWPPP). CONTRACTOR shall provide copies of inspection's reports to the engineering inspection after each inspection.
- The CONTRACTOR shall not dispose of waste and any materials into streams, waterways or floodplains. The CONTRACTOR shall secure all excavation at the end of each day and dispose of all excess materials.
- CONTRACTOR shall take all available precautions to control dust. CONTRACTOR shall control dust by sprinkling water or other means as approved by the City Engineer.
- CONTRACTOR shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" (not winter rye or weeds) shall consist of 75% to 80% coverage of all disturbed areas and a minimum of one-inch (1") in height as determined by the City. No bare spots will be allowed. Re-seeding will be required in all washed areas and areas that don't grow.
- All City right-of-ways shall be sodded if disturbed. No artificial grass is allowed in any City right-of-way and/or easements.
- All adjacent streets/alleys shall be kept clean at all times
- CONTRACTOR shall keep construction site clean at all times, immediately contain all debris and trash, all debris and trash shall be removed at the end of each work day, and all vegetation on the construction site 10-inches or taller in height must be cut immediately.
- Suspension of all construction activities for the project will be enforced by the City if any erosion control requirements are not met. Work may commence after deficiency has been rectified.
- During construction of the project, all soil stockpiles and borrow areas shall be stabilized or protected with sediment trapping measures. The CONTRACTOR is responsible for the temporary protection and permanent stabilization of all soil stockpiles on-site as well as borrow areas and soil intentionally transported from the project site.
- Where construction vehicles access routes intersect paved or public roads/alleys, construction entrances shall be installed to minimize the transport of sediment by vehicular tracking onto paved surfaces. Where sediment is transferred onto paved or public surfaces, the surface shall be immediately cleaned. Sediment shall be

- removed from the surface by shoveling or sweeping and transported to a sediment disposal area. Pavement washing shall be allowed only after sediment is removed in this manner.
- All drainage inlets shall be protected from siltation, ineffective or unmaintained protection devices shall be immediately replaced and the inlet and storm system cleaned. Flushing is not an acceptable method of cleaning.
 - During all dewatering operations, water shall be pumped into an approved filtering device prior to discharge into a receiving outlet.

TRAFFIC CONTROL

- All new Detouring or Traffic Control Plans are required to be submitted to the City for review and approval a minimum of 21 calendar days prior to planned day of implementation.
- When the normal function of the roadway is suspended through closure of any portion of the right-of-way, temporary construction work zone traffic control devices shall be installed to effectively guide the motoring public through the area. Consideration for road user safety, worker safety, and the efficiency of road user flow is an integral element of every traffic control zone.
- All traffic control plans shall be prepared and submitted to the Engineering Department in accordance with the standards identified in Part VI of the most recent edition of the TMUTCD. Lane closures will not occur on roadways without an approval from the Rockwall Engineering Department and an approved traffic control plan. Traffic control plans shall be required on all roadways as determined by the City Engineer or the designated representative.
- All traffic control plans must be prepared, signed, and sealed by an individual that is licensed as a professional engineer in the State of Texas. All traffic control plans and copies of work zone certification must be submitted for review and approval a minimum of three (3) weeks prior to the anticipated temporary traffic control.
- The CONTRACTOR executing the traffic control plan shall notify all affected property owners two (2) weeks prior to any the closures in writing and verbally.
- Any deviation from an approved traffic control plan must be reviewed by the City Engineer or the designated representative. If an approved traffic control plan is not adhered to, the CONTRACTOR will first receive a verbal warning and be required to correct the problem immediately. If the deviation is not corrected, all construction work will be suspended, the lane closure will be removed, and the roadway opened to traffic.
- All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended for short periods of time at the end of the workday, all temporary traffic control devices that are no longer appropriate shall be removed or covered. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure.
- Lane closures on any major or minor arterial will not be permitted between the hours of 6:00 am to 9:00 am and 3:30 pm to 7:00 pm. Where lane closures are needed in a school area, they will not be permitted during peak hours of 7:00 am – 9:00 am and 3:00 pm to 5:00 pm. Closures may be adjusted according to the actual start-finish times of the actual school with approval by the City Engineer. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48 hours. All contractors working on City funded projects will be charged one working day for each 24 hour closure of a roadway whether they are working or not.
- No traffic signs shall be taken down without permission from the City.
- No street/roadway will be allowed to be fully closed.

UTILITY LINE LOCATES


- It is the CONTRACTOR's responsibility to notify utility companies to arrange for utility locates at least 48 hours prior to beginning construction. The completeness and accuracy of the utility data shown on the plans is not guaranteed by the design engineer or the City. The CONTRACTOR is responsible for verifying the depth and location of existing underground utilities proper to excavating, trenching, or drilling and shall be required to take any precautionary measures to protect all lines shown and .or any other underground utilities not on record or not shown on the plans.
- The CONTRACTOR shall be responsible for damages to utilities
- CONTRACTOR shall adjust all City of Rockwall utilities to the final grades.
- All utilities shall be placed underground.
- CONTRACTOR shall be responsible for the protection of all existing main lines and service lines crossed or exposed by construction operations. Where existing mains or service lines are cut, broken or damaged, the CONTRACTOR shall immediately make repairs to or replace the entire service line with same type of original construction or better. The City of Rockwall can and will intervene to restore service if deemed necessary and charge the CONTRACTOR for labor, equipment, material and loss of water if repairs aren't made in a timely manner by the CONTRACTOR.
- The City of Rockwall (City utilities) is not part of the Dig Tess or Texas one Call – 811 – line locate system. All City of Rockwall utility line locates are to be scheduled with the City of Rockwall Service Center. 972-771-7730. A 48-hour advance notice is required for all non-emergency line locates.
- Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
 - No more than 500 linear feet of trench may be opened at one time.
 - Material used for backfilling trenches shall be properly compacted to 95% standard density in order to minimize erosion, settlement, and promote stabilization that the geotechnical engineer recommends.
 - Applicable safety regulations shall be complied with.
- This plan details pipes up to 5 feet from the building. Refer to the building plans for building connections. CONTRACTOR shall supply and install pipe adapters as necessary.
- All underground lines shall be installed, inspected, and approved prior to backfilling.
- All concrete encasement shall have a minimum of 28 days compressive strength at 3,000 psi (min. 5.5 sack mix).

WATER LINE NOTES

- The CONTRACTOR shall maintain existing water service at all times during construction.
- Proposed water lines shall be AWWA C900-16 PVC Pipe (blue in color) for all sizes, DR 14 (PC 305) for pipeline sizes 12-inch and smaller, and DR 18 (PC 235) for 14-inch and larger water pipelines unless otherwise shown on water plan and profiles sheets. Proposed water lines shall be constructed with minimum cover of 4 feet for 6-inch through 8-inch, 5 feet for 12-inch through 18-inch and 6 feet for 20-inch and larger.
- Proposed water line embedment shall be NCTCOG Class 'B-3' as amended by the City of Rockwall's engineering standards of design and construction manual.
- CONTRACTOR shall coordinate the shutting down of all water lines with the City of Rockwall Engineering Inspector and Water Department. The City shall operate all water valves. Allow 5 business days from the date of notice to allow City personnel time to schedule a shut down. Two additional days are required for the CONTRACTOR to notify residents in writing of the shut down after the impacted area has been identified. Water shut downs impacting businesses during their normal operation hours is not allowed. CONTRACTOR is required to coordinate with the Rockwall Fire Department regarding any fire watch requirements as well as any costs incurred when the loss of fire protection to a structure occurs.
- CONTRACTOR shall furnish and install gaskets on water lines between all dissimilar metals and at valves (both existing and proposed).
- All fire hydrants and valves removed and salvaged shall be returned to the City of Rockwall Municipal Service Center.
- Blue EMS pads shall be installed at every change in direction, valve, curb stop and service tap on the proposed water line and every 250'.
- All water valve hardware and valve extensions, bolts, nuts and washers shall be 316 stainless steel.
- All fire hydrants bolts, nuts and washers that are buried shall be 316 stainless steel.
- Abandoned water lines to remain in place shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product. Valves to be abandoned in place shall have any extensions and the valve box removed and shall be capped in concrete.
- All fire hydrants will have a minimum of 5 feet of clearance around the appurtenance including but not limited to parking spaces and landscaping.
- All joints are to be megalug joints with thrust blocking.
- Water and sewer mains shall be kept 10 feet apart (parallel) or when crossing 2 feet vertical clearance.
- CONTRACTOR shall maintain a minimum of 4 feet of cover on all water lines.
- All domestic and irrigation services are required to have a testable backflow device with a double check valve installed per the City of Rockwall regulations at the property line and shown on plans.

WASTEWATER LINE NOTES

- The CONTRACTOR shall maintain existing wastewater service at all times during construction.
- Wastewater line for 4-inch through 15-inch shall be Green PVC – SDR 35 (ASTM D3034) [less 10 ft cover] and SDR 26 (ASTM D3034) [10 ft or more cover]. For 18-inch and lager wastewater line shall be Green PVC – PS 46 (ASTM F679) [less 10 ft cover] and PS 115 (ASTM F679) [10 ft or more cover]. No services will be allowed on a sanitary sewer line deeper than 10 feet.
- Proposed wastewater line embedment shall be NCTCOG Class 'H' as amended by the City of Rockwall's public works standard design and construction manual.
- Green EMS pads shall be installed at every 250', manhole, clean out and service lateral on proposed wastewater lines.
- CONTRACTOR shall CCTV all existing wastewater lines that are to be abandoned to ensure that all laterals are accounted for and transferred to proposed wastewater lines prior to abandonment.
- All abandoned wastewater and force main lines shall be cut and plugged and all void spaces within the abandoned line shall be filled with grout, flowable fill or an expandable permanent foam product.
- Existing manholes and cleanouts not specifically called to be relocated shall be adjusted to match final grades.
- All wastewater pipes and public services shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20th) month of the maintenance period.
- All manholes (public or private) shall be fitted with inflow prevention. The inflow prevention shall conform to the measures called out in standard detail R-5031.
- All new or existing manholes being modified shall have corrosion protection being Raven Liner 405 epoxy coating, ConShield, or approved equal. Consheild must have terracotta color dye mixed in the precast and cast-in-place concrete. Where connections to existing manholes are made the CONTRACTOR shall rehab manhole as necessary and install a 125 mil thick coating of Raven Liner 405 or approved equal.
- All new or existing manholes that are to be placed in pavement shall be fitted with a sealed (gasketed) rim and cover to prevent inflow.
- If an existing wastewater main or trunk line is called out to be replaced in place a wastewater bypassing pump plan shall be required and submitted to the Engineering Construction Inspector and City Engineer for approval prior to implementation. Bypass pump shall be fitted with an auto dialer and conform to the City's Noise Ordinance. Plan shall be to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
- CONTRACTOR shall maintain a minimum of 4 feet of cover on all wastewater lines.



GENERAL CONSTRUCTION NOTES
Sheet 1 of 2
October 2020

CITY OF ROCKWALL
ENGINEERING DEPARTMENT

385 S. Goliad
Rockwall, Texas 75087

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

RECORD DRAWINGS

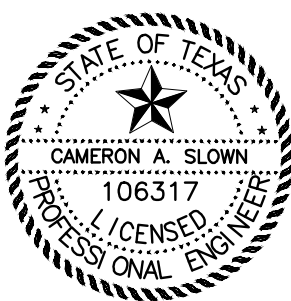
no.	revision	by	date



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TBPE: F-230; TBPLS: 10011600, 10011601, 10194381



Cameron A. Slown
5/26/2023

scale
when bar is
1 inch long

horiz
1"=30'

vert
N/A

MAY 2023

N&H
LEGACY

City of RockWall, Texas
Improvements for
6601 HORIZON ROAD

CITY GENERAL CONSTRUCTION NOTES

tnp project
RNP20523

sheet
02
of
16

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DEMOLITION, REMOVAL, DISPOSAL AND EXCAVATION NOTES

- All pavements to be removed and replaced shall be saw cut to full depth along neat squared lines shown in the plans.
- Proposed concrete pavement shall be constructed with longitudinal butt construction joints at all connections to existing concrete pavement.
- All public concrete pavement to be removed and replaced shall be full panel replacement, 1-inch thicker and on top of 6-inch thick compacted flexbase.
- No excess excavated material shall be deposited in low areas or along natural drainage ways without written permission from the affected property owner and the City of Rockwall. No excess excavation shall be deposited in the City Limits without a permit from the City of Rockwall. If the CONTRACTOR places excess materials in these areas without written permission, the CONTRACTOR will be responsible for all damages resulting from such fill and shall remove the material at their own cost.

PAVING AND GRADING

- All detention systems are to be installed and verified for design compliance along with the associated storm sewer and outflow structures, prior to the start of any paving operations (including building foundations). Erosion protection shall be placed at the pond outflow structures, silt fence along the perimeter of the pond along with any of the associated erosion BMPs noted on the erosion control plan, and the sides and bottom of the detention system shall have either sod or anchored seeded curlex installed prior to any concrete placement.
- All paving roadway, driveways, fire lanes, drive-isles, parking, dumpster pads, etc. sections shall have a minimum thickness, strength, reinforcement, joint type, joint spacing and subgrade treatment shall at a minimum conform to the City standards of Design and Construction and table below.

Street/Pavement Type	Minimum Thickness (inches)	Streng th 28-Day (psi)	Minimum Cement (sacks / CY)		Steel Reinforcement	
			Machine placed	Hand Placed	Bar #	Spacing (O.C.E.W.)
Arterial	10"	3,600	6.0	6.5	#4 bars	18"
Collector	8"	3,600	6.0	6.5	#4 bars	18"
Residential	6"	3,600	6.0	6.5	#3 bars	24"
Alley	7"-5"-7"	3,600	6.0	6.5	#3 bars	24"
Fire Lane	6"	3,600	6.0	6.5	#3 bars	24"
Driveways	6"	3,600	6.0	6.5	#3 bars	24"
Barrier Free Ramps	6"	3,600	N/A	6.5	#3 bars	24"
Sidewalks	4"	3,000	N/A	5.5	#3 bars	24"
Parking Lot/Drive Aisles	5"	3,000	5.0	5.5	#3 bars	24"
Dumpster Pads	7"	3,600	6.0	6.5	#3 bars	24"

- Reinforcing steel shall be tied (100%). Reinforcing steel shall be set on plastic chairs. Bar laps shall be minimum 30 diameters. Sawed transverse dummy joints shall be spaced every 15 feet or 1.25 time longitudinal butt joint spacing whichever is less. Sawing shall occur within 5 to 12 hours after the pour, including sealing. Otherwise, the section shall be removed and longitudinal butt joint constructed.
- No sand shall be allowed under any paving.
- All concrete mix design shall be submitted to the City for review and approval prior to placement.
- Fly ash may be used in concrete pavement locations provided that the maximum cement reduction does not exceed 20% by weight per C.Y. of concrete. The fly ash replacement shall be 1.25 lbs. per 1.0 lb. cement reduction.
- All curb and gutter shall be integral (monolithic) with the pavement.
- All fill shall be compacted by sheep's foot roller to a minimum 95% standard proctor. Maximum loose lift for compaction shall be 8 inches. All lifts shall be tested for density by an independent laboratory. All laboratory compaction reports shall be submitted to the City Engineering Construction Inspector once results are received. All reports will be required prior to final acceptance.
- All concrete compression tests and soil compaction/density tests are required to be submitted to the City's Engineering Inspector immediately upon results.
- All proposed sidewalks shall include barrier free ramps at intersecting streets, alleys, etc. Barrier free ramps (truncated dome plate in Colonial or brick red color) shall meet current City and ADA requirements and be approved by the Texas Department of Licensing and Regulation (TDLR).
- All public sidewalks shall be doweled into pavement where it abuts curbs and driveways. Expansion joint material shall be used at these locations.
- All connection of proposed concrete pavement to existing concrete pavement shall include a longitudinal butt joint as the load transfer device. All longitudinal butt joints shall be clean, straight and smooth (not jagged in appearance)
- Cracks formed in concrete pavement shall be repaired or removed by the CONTRACTOR at the City's discretion. CONTRACTOR shall replace existing concrete curbs, sidewalk, paving, a gutters as indicated on the plans and as necessary to connect to the existing infrastructure, including any damage caused by the CONTRACTOR.
- All residential lots will require individual grading plans submitted during the building permit process that correspond with the engineered grading and drainage area plans.
- Approval of this plan is not an authorization to grade adjacent properties when the plans or field conditions warrant off-site grading. Written permission must be obtained and signed from the affected property owner(s) and temporary construction easements may be required. The written permission shall be provided to the City as verification of approval by the adjacent property owner(s). Violation of this requirement will result in suspension of all work at the job site until issue has been rectified.
- All cut or fill slopes of non-paved areas shall be a maximum of 4:1 and minimum of 1%.
- CONTRACTOR agrees to repair any damage to property and the public right-of-way in accordance with the City Standards of Design and Construction.
- CONTRACTOR shall protect all monuments, iron pins/rods, and property corners during construction.
- CONTRACTOR shall ensure positive drainage so that runoff will drain by gravity flow to new or existing drainage inlets or sheet flow per these approved plans.

DRAINAGE / STORM SEWER NOTES

- The CONTRACTOR shall maintain drainage at all times during construction. Ponding of water in streets, drives, trenches, etc. will not be allowed. Existing drainage ways shall not be blocked or removed unless explicitly stated in the plans or written approval is given by the City.
- All structural concrete shall be 4200 psi compressive strength at 28 days minimum 7.0 sack mix, air entrained, unless noted otherwise. Fly ash shall not be allowed in any structural concrete.
- Proposed storm sewer embedment shall be NCTCOG Class 'B' as amended by the City of Rockwall's Engineering Department Standards of Design and Construction Manual.
- All public storm pipe shall be a minimum of 18-inch reinforced concrete pipe (RCP), Class III, unless otherwise noted.
- All storm pipe entering structures shall be grouted to assure connection at the structure is watertight.
- All storm structures shall have a smooth uniform poured mortar invert from invert in to invert out.
- All storm sewer manholes in paved areas shall be flush with the paving grade, and shall have traffic bearing ring and covers.
- All storm sewer pipes and laterals shall be inspected by photographic means (television and DVD) prior to final acceptance and after franchise utilities are installed. The CONTRACTOR shall furnish a DVD to the Engineering Construction Inspector for review. Pipes shall be cleaned prior to TV inspection of the pipes. Any sags, open joints, cracked pipes, etc. shall be repaired or removed by the CONTRACTOR at the CONTRACTOR's expense. A television survey will be performed as part of the final testing in the twentieth (20th) month of the maintenance period.

RETAINING WALLS

- All retaining walls, regardless of height, will be reviewed and approved by the City Engineering Department
- All retaining walls (including foundation stem walls), regardless of height, will be constructed of rock/stone/brick or rock/stone/brick faced. No smooth concrete walls are allowed. Wall materials shall be the same for all walls on the project.
- All portions, including footings, tie-backs, and drainage backfill, of the wall shall be on-site and not encroach into any public easements or right-of-way. The entire wall shall be in one lot and shall not be installed along a lot line.
- All walls 3 feet and taller will be designed and signed/sealed by a registered professional engineer in the State of Texas. The wall design engineer is required to inspect the wall construction and supply a signed/sealed letter of wall construction compliance to the City of Rockwall along with wall as-builts prior to City Engineering acceptance.
- No walls are allowed in detention easements. A variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission with appeals being heard by the City Council.

FINAL ACCEPTANCE AND RECORD DRAWINGS/AS-BUILTS

- Final Acceptance shall occur when all the items on the Checklist for Final Acceptance have been completed and signed-off by the City. An example of the checklist for final acceptance has been included in the Appendix of the Standards of Design and Construction. Items on the checklist for final acceptance will vary per project and additional items not shown on the check list may be required.
- After improvements have been constructed, the developer shall be responsible for providing to the City "As Built" or "Record Drawings". The Design Engineer shall furnish all digital files of the project formatted in Auto Cad 14, or 2000 format or newer and Adobe Acrobat (.pdf) format with a CD-ROM disk or flash drive. The disk or drive shall include a full set of plans along with any landscaping, wall plans, and details sheets.
- Submit 1-set of printed drawings of the "Record Drawings" containing copies of all sheets to the Engineering Construction Inspector for the project. The printed sheets will be reviewed by the inspector PRIOR to producing the "Record Drawing" digital files on disk or flash drive. This will allow any revisions to be addressed prior to producing the digital files.
- Record Drawing Disk drawings shall have the Design Engineers seal, signature and must be stamped and dated as "Record Drawings" or "As Built Drawings" on all sheets.
- The City of Rockwall will not accept any Record Drawing disk drawings which include a disclaimer. A disclaimer shall not directly or indirectly state or indicate that the design engineer or the design engineer's surveyor/surveyors did not verify grades after construction, or that the Record Drawings were based solely on information provided by the construction contractor/contractors. Any Record Drawings which include like or similar disclaimer verbiage will not be accepted by the City of Rockwall.
- Example of Acceptable Disclaimer: "To the best of our knowledge ABC Engineering, Inc., hereby states that this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor."



GENERAL CONSTRUCTION NOTES
Sheet 2 of 2
October 2020

CITY OF ROCKWALL
ENGINEERING DEPARTMENT

385 S. Goliad P (972) 771-7746
Rockwall, Texas 75087 F (972) 771-7748

RECORD DRAWINGS

no.	revision	by	date	



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825 Walters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
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Cameron A. Slown
5/26/2023

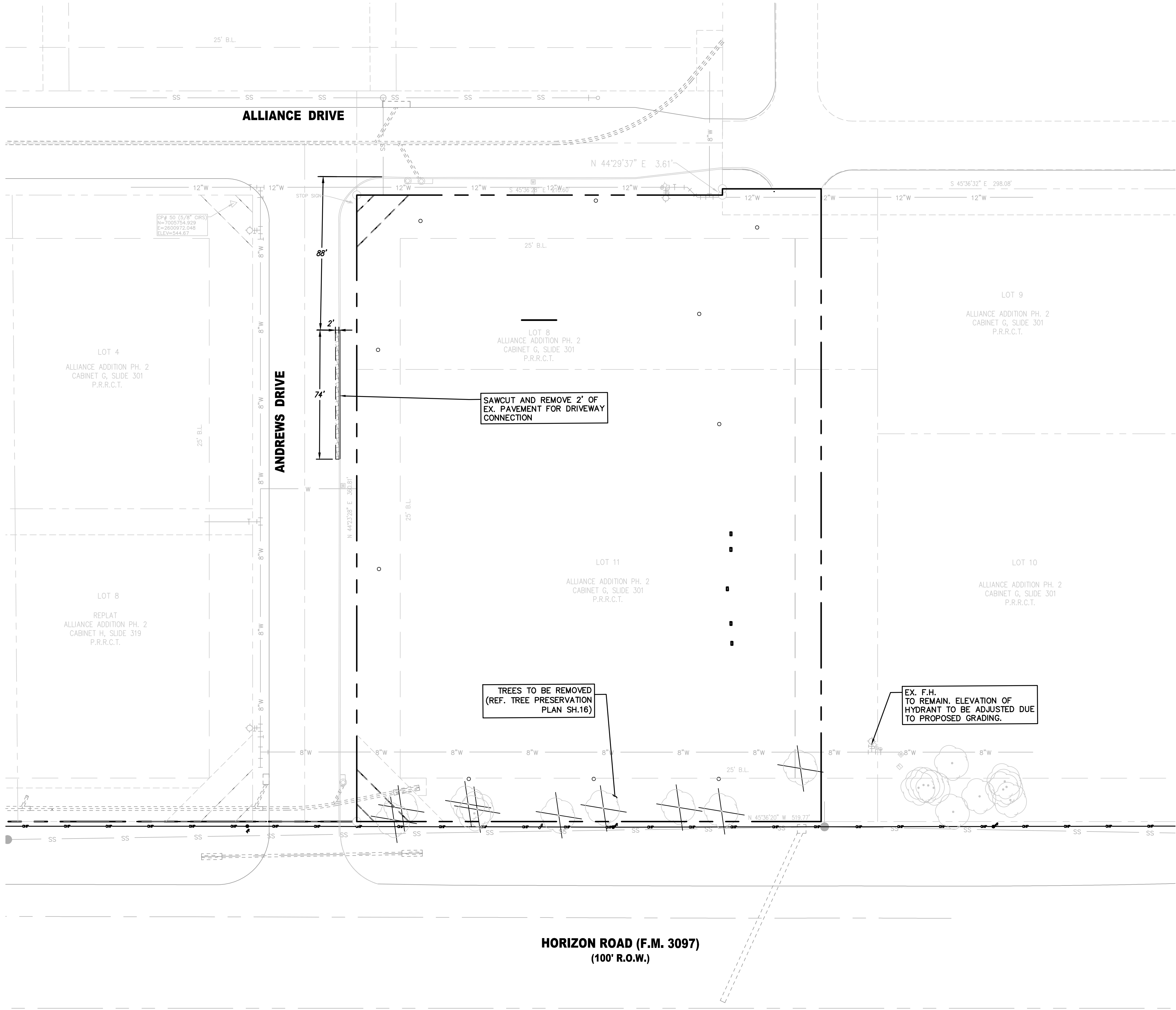
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City of RockWall, Texas	
Improvements for 6601 HORIZON ROAD	
CITY GENERAL CONSTRUCTION NOTES	

tnp project RNP20523
sheet 03 of 16

Drawing: T:\Projects\RNP20523\Eng-CAD\Drawings\04 - DEMOLITION\PLAN.dwg at May 26, 2023 - 9:05am by plowmand
LAYOUT: 04 DEMOLITION PLAN
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LEGEND

TREES TO BE REMOVED

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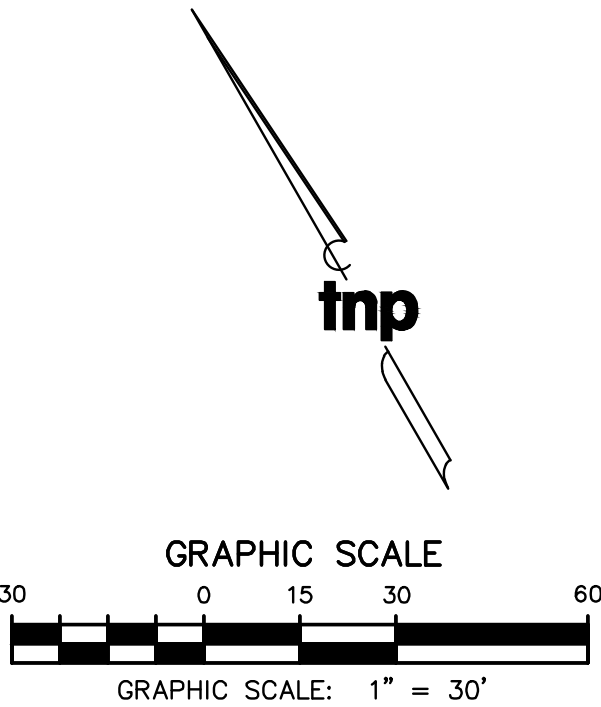
EX. WATER LINE

EX. FIRE HYDRANT W/VALVE

EX. SEWER LINE

EX. SEWER MANHOLE

EX. STORM INLET



DEMOLITION GENERAL NOTES:

- INGRESS AND EGRESS:** THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS TO THE SITE AND ADJACENT PROPERTIES AT ALL TIMES AND CONDUCT HIS OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSSES.
- PROTECTION OF EXISTING FACILITIES:** CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS, FENCING, BRACING AND SHORING, AND SECURITY DEVICES TO PROTECT EXISTING STRUCTURES, UTILITIES, APPURTENANCES, TREES AND LANDSCAPING, AND TO PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURES WHICH ARE NOT TO BE DEMOLISHED AND/OR REMOVED.
- HAZARDOUS AND/OR CONTAMINATED MATERIALS:** THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNING AUTHORITIES IMMEDIATELY IF HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.
- STORAGE OF MATERIALS FOR RE-USE:** CONTRACTOR SHALL REMOVE AND STORE ON SITE, ALL MATERIALS TO BE SALVAGED OR RE-INSTALLED LATER IN CONSTRUCTION.
- FRANCHISE UTILITY COORDINATION:** THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL FRANCHISE UTILITY COMPANIES FOR THE REMOVAL AND/ OR RELOCATION OF THE RESPECTIVE UTILITY LINES AND APPARATUSSES USED BY EACH UTILITY. ALL WORK ASSOCIATED WITH FRANCHISE UTILITY REMOVAL, RELOCATION AND/OR MODIFICATIONS ARE TO BE PERFORMED ONLY BY THAT UTILITY PROVIDER UNLESS SPECIFICALLY NOTED OTHERWISE.
- TREE REMOVAL:** NO TREES SHALL BE CUT AND/OR REMOVED FROM THE PROJECT SITE UNTIL SPECIFICALLY AUTHORIZED IN WRITING BY THE GOVERNING AUTHORITY.
- SAWCUTTING OF EXISTING PAVEMENT:** SAWCUTTING, WHERE INDICATED ON THE DRAWINGS FOR REMOVAL OF EXISTING PAVEMENT, SHALL BE A FULL DEPTH CUT THAT IS NEAT AND TRUE IN ALIGNMENT.
- REMOVAL OF UTILITIES:** THE CONTRACTOR SHALL DISCONNECT, REMOVE AND/OR CAP ALL UTILITIES WHERE INDICATED ON THE DRAWINGS, AND SHALL DOCUMENT THE LOCATION OF CAPPED UTILITIES AND SUBSURFACE OBSTRUCTIONS THAT ARE ENCOUNTERED.
- BACKFILLING:** THE CONTRACTOR SHALL BACKFILL ALL EXCAVATED AREAS CAUSED AS A RESULT OF DEMOLITION, AND PROVIDE POSITIVE DRAINAGE TO PREVENT PONDING OF WATER.
- REMOVAL OF MATERIALS FROM SITE:** ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO CONCRETE CURB AND PAVEMENT; ASPHALT PAVEMENT; BUILDING MATERIALS; EXCESS OR UNSUITABLE EARTHEN MATERIAL; UTILITY PIPING; TREES, BRUSH AND STUMPS; FENCING; ROCK; TRASH, REFUSE AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.
- REPLACEMENT OF DAMAGED FACILITIES:** ALL STRUCTURES, UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED BUT THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK, SOLELY AT THE EXPENSE OF THE CONTRACTOR.

UTILITY NOTE:

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. TNP 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 AND TEXAS ONE-CALL SYSTEM AT 1-800-245-4545 OR 811 AT LEAST 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.

CAUTION-UNDERGROUND GAS IN AREA!

DURING THE RECORD RESEARCH PERFORMED FOR THIS PROJECT, GAS LINES WERE NOTED IN THIS AREA WITH AN APPROXIMATE HORIZONTAL LOCATION IF AVAILABLE. CONTRACTOR SHALL LOCATE GAS LINE BOTH HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION EFFORTS PERFORMED.

CAUTION-UNDERGROUND ELECTRIC IN AREA!

DURING THE RECORD RESEARCH PERFORMED FOR THIS PROJECT, ELECTRIC LINES WERE NOTED IN THIS AREA WITH AN APPROXIMATE HORIZONTAL LOCATION IF AVAILABLE. CONTRACTOR SHALL LOCATE ELECTRIC LINE BOTH HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION EFFORTS PERFORMED.

DEMOLITION NOTES:

- CONTRACTOR TO COORDINATE REMOVAL OF MISCELLANEOUS ITEMS WITH OWNER
- REFER TO MEP PLANS FOR THE RELOCATION OF LIGHTS AND UTILITY SERVICES
- CONTRACTOR SHALL NOTIFY ARCHITECT ABOUT EXISTING ITEMS LOCATED ON SITE AND NOT IDENTIFIED IN PLANS.
- ALL PHASING AND METHOD OF DEMOLITION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- REFERENCE ARCHITECT PLANS FOR ADDITIONAL DEMOLITION SCOPE

RECORD DRAWINGS

no.	revision	by	date



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5/26/2023

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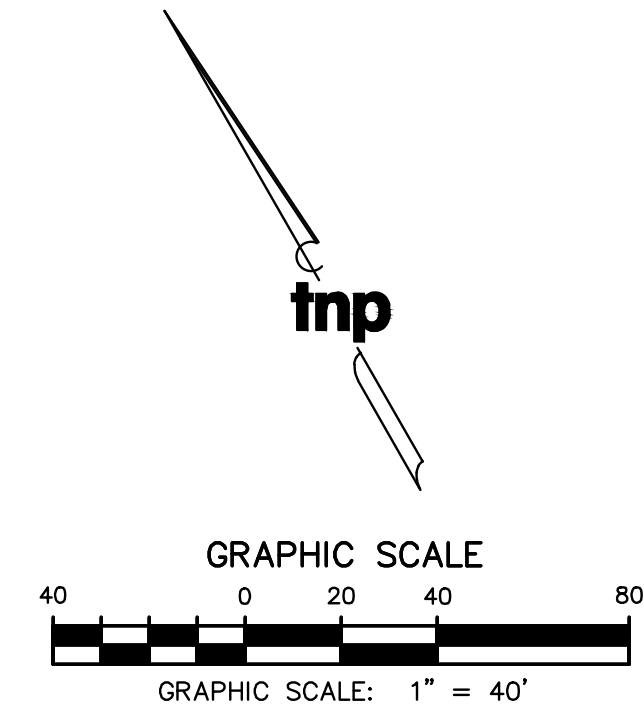
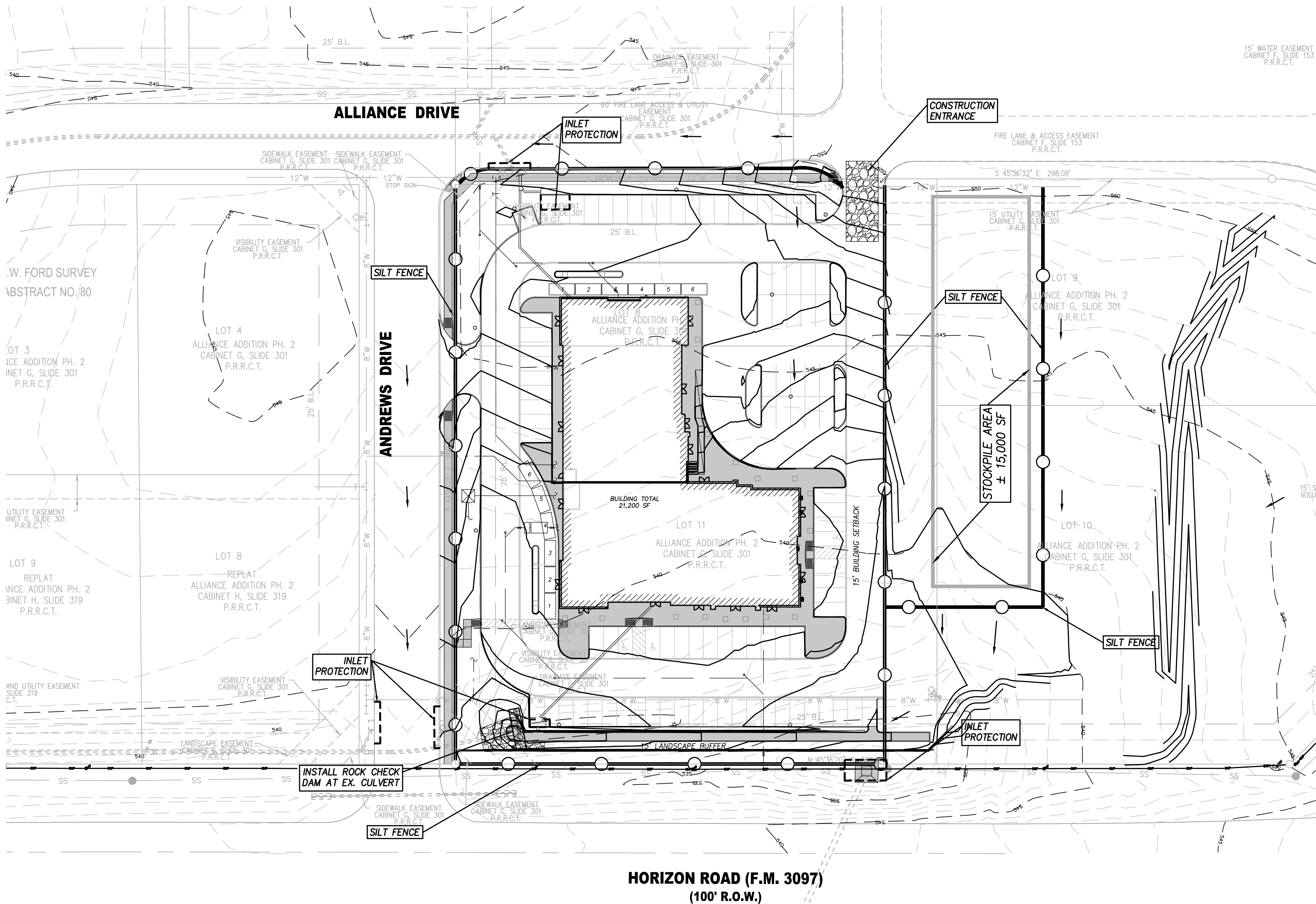
City of RockWall, Texas

Improvements for
6601 HORIZON ROAD

DEMOLITION PLAN

tnp project
RNP20523

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of
16



LEGEND	
	CONSTRUCTION ENTRANCE
	PROPOSED SILT FENCE PROPOSED
	PROPOSED INLET PROTECTION
	FLOW DIRECTION
	EXISTING SEWER MANHOLE
	EXISTING FIRE HYDRANT W/ VALVE
	EXISTING SEWER LINE EXISTING
	WATER LINE

UTILITY NOTE:

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. TNP 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 AND TEXAS ONE-CALL SYSTEM AT 1-800-245-4545 OR 811 AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

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NOTES:

ALL DISTURBED AREA TO HAVE 80% COVERAGE OF 1" STAND OF GRASS (NOT RYE OR WEEDS) PRIOR TO ACCEPTANCE.

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

- STONE SIZE - 4 TO 6 INCH OPEN GRADED ROCK (NO CRUSHED CONCRETE ALLOWED).
- LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- THICKNESS- NOT LESS THAN 12 INCHES.
- WIDTH - NOT LESS THAN 20 FEET OR FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
- DRAINAGE- ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

SILT FENCE GENERAL NOTES:

- STEEL 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.
- 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 CAN NOT BE TREATED IN (e.g. pavement) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
- THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
- INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

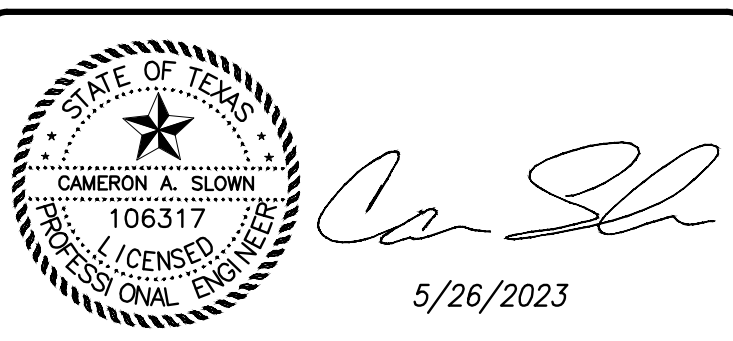
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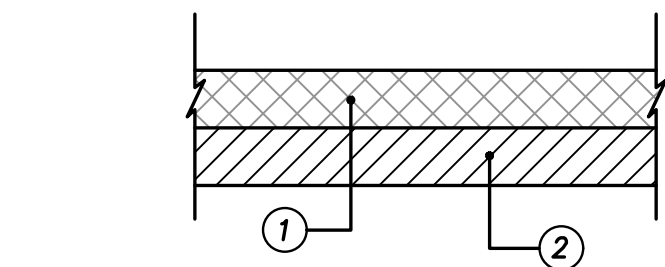
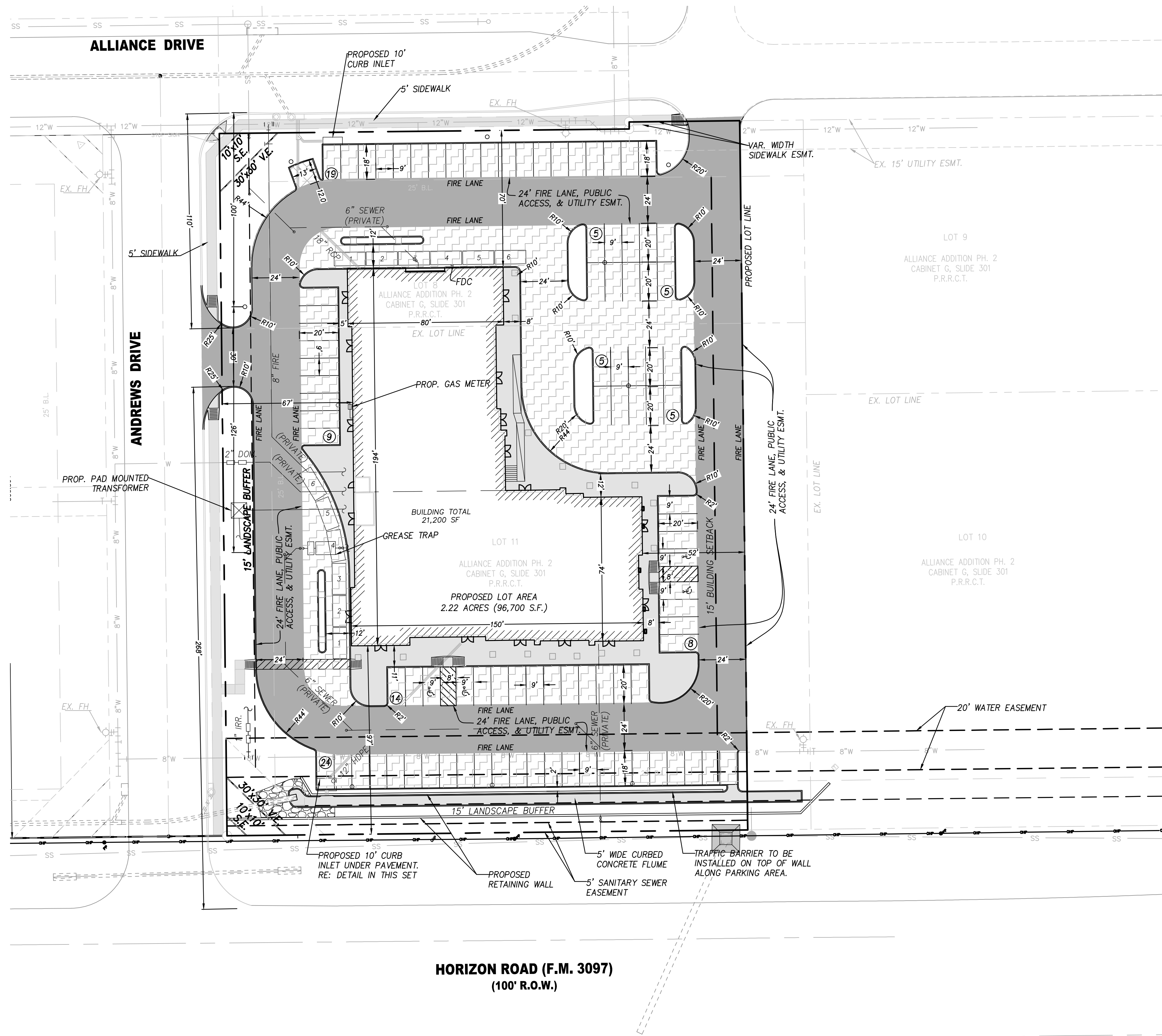


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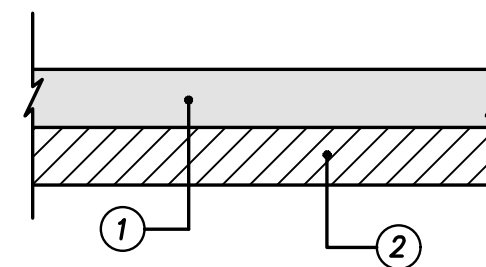
City of RockWall, Texas	
Improvements for	
6601 HORIZON ROAD	
EROSION CONTROL PLAN	

tnp project RNP20523
sheet 05 of 16



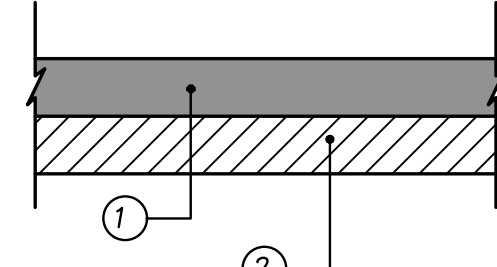
DUMPSTER PAD AREA PAVEMENT SECTION
NTS

- 8"-3,600 PSI CONCRETE PAVEMENT WITH NO. 4 BARS 18" ON CENTER BOTH WAYS. (6 SACK MIN. FOR MACHINE PLACE, 6.5 SACK MIN. FOR HAND PLACE)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED.



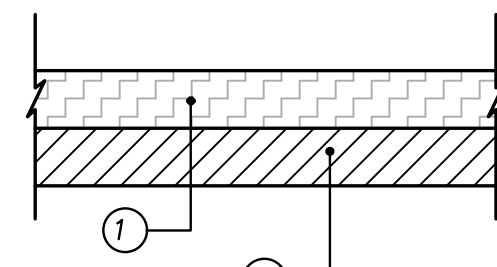
REINFORCED CONCRETE SIDEWALK SECTION
NTS

- 4"-3,000 PSI CLASS "C" CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. EXPANSION JOINTS TO BE PROVIDED EVERY 115' AND AT ALL RADIUS POINTS. 1" DEEP SAW JOINTS TO BE CUT INTO SIDEWALK EVERY 5'. (5.5 SACK MIX MIN.)
- 6" COMPACTED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95%. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



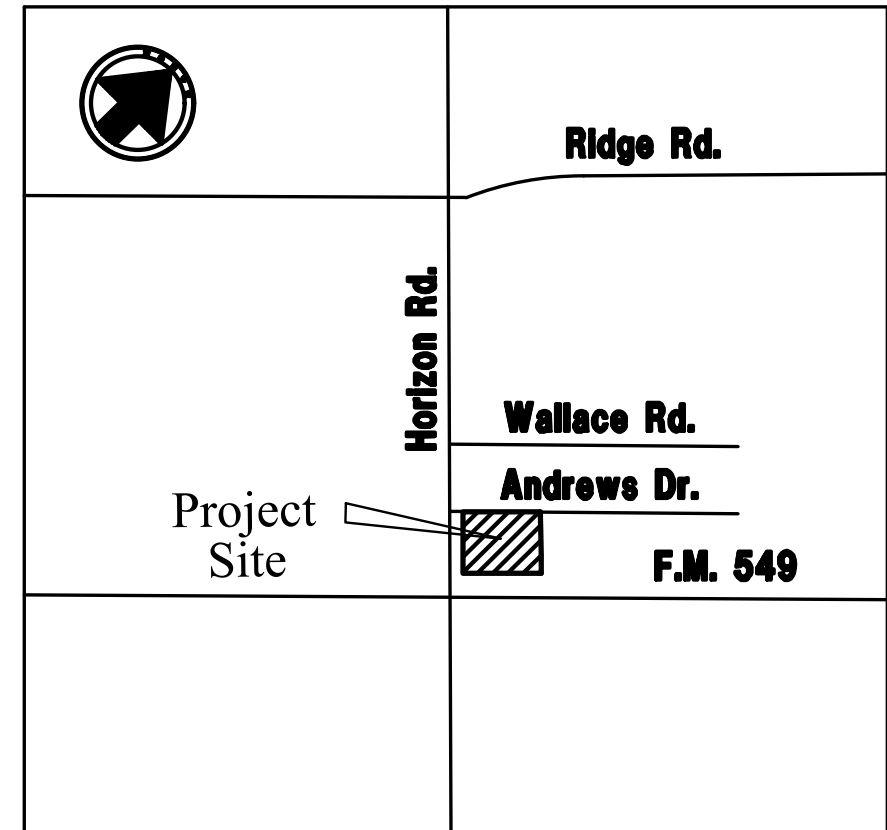
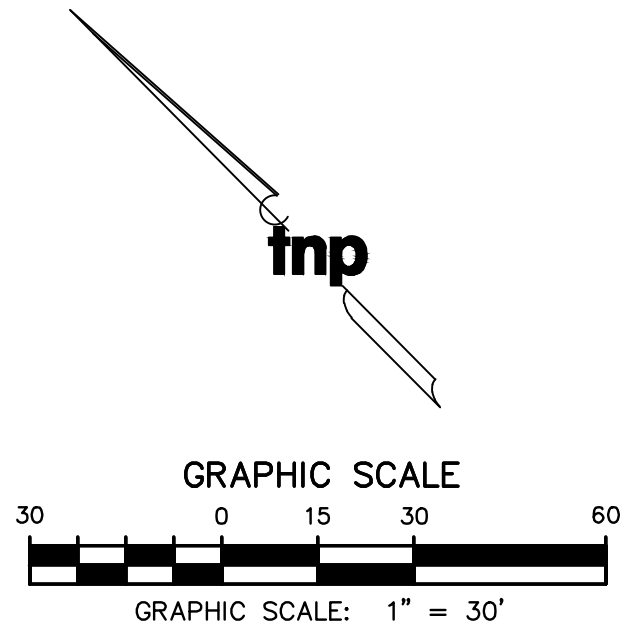
FIRE LANE PAVEMENT SECTION
NTS

- 6"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



PARKING AREA CONCRETE PAVEMENT SECTION
NTS

- 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



LOCATION MAP

SITE INFORMATION

LAND AREA:	2.22 ACRES (96,700 S.F.)
CURRENT ZONING:	PD-57
EXISTING USE:	UNUSED
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	± 21,200 S.F.
BUILDING HEIGHT:	27
BUILDING TO LOT COVERAGE:	21,200/96,700= .219 -> 21.9%
BUILDING REQUIRED PARKING:	COMMERCIAL: 1/250 S.F. = 85 SPACES
BUILDING PARKING PROVIDED:	94
IMPERVIOUS AREA:	75,076 S.F.
LANDSCAPE AREA REQUIRED:	22.4% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	21,624

LEGEND

	PROPOSED SIDEWALK
	PROPOSED DUMPSTER PAD AREA PAVEMENT
	PROPOSED HEAVY DUTY (FIRE LANE) PAVEMENT
	PROPOSED STANDARD DUTY PAVEMENT
	PROPOSED STORM INLET
	PROPOSED PAD MOUNTED TRANSFORMER

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 and Zoning Commission of the City of Rockwall on the ____ day of ____, 2021.
Witness our hands this ____ day of ____, 2021.

Planning & Zoning Commission, Chairman _____ Director of Planning & Zoning _____

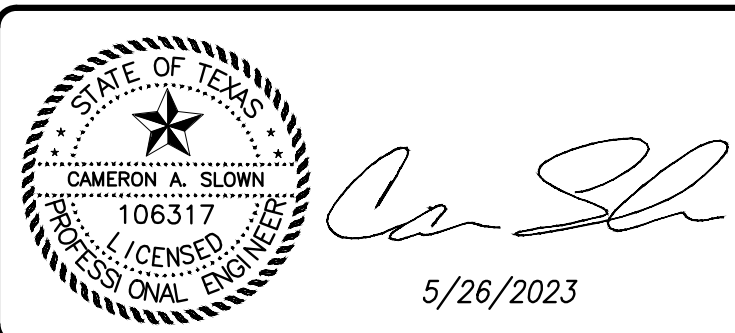
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Layout: 06 SITE PLAN - Title Block.dwg - RNP 2023-X-BASE.dwg

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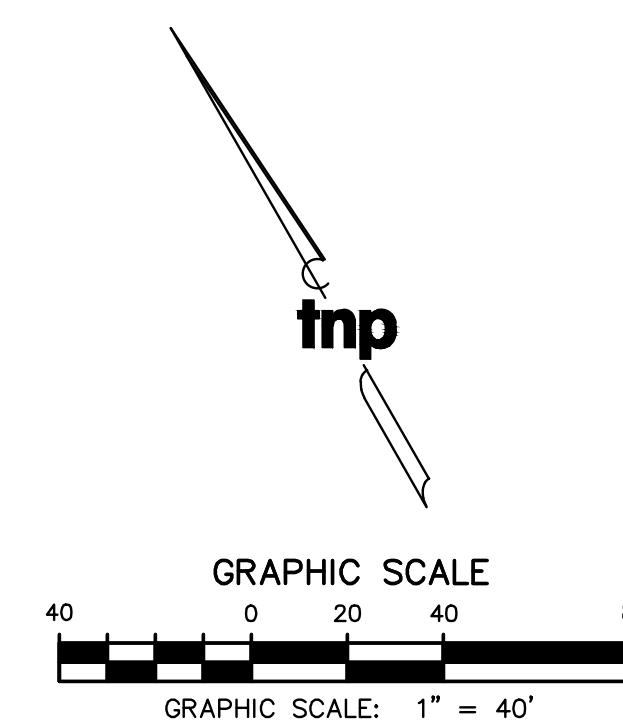


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MAY 2023

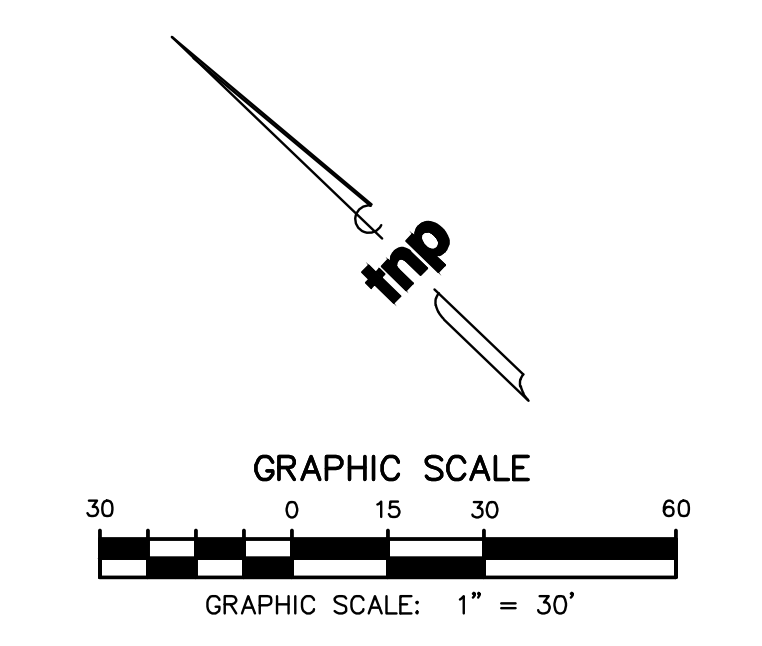
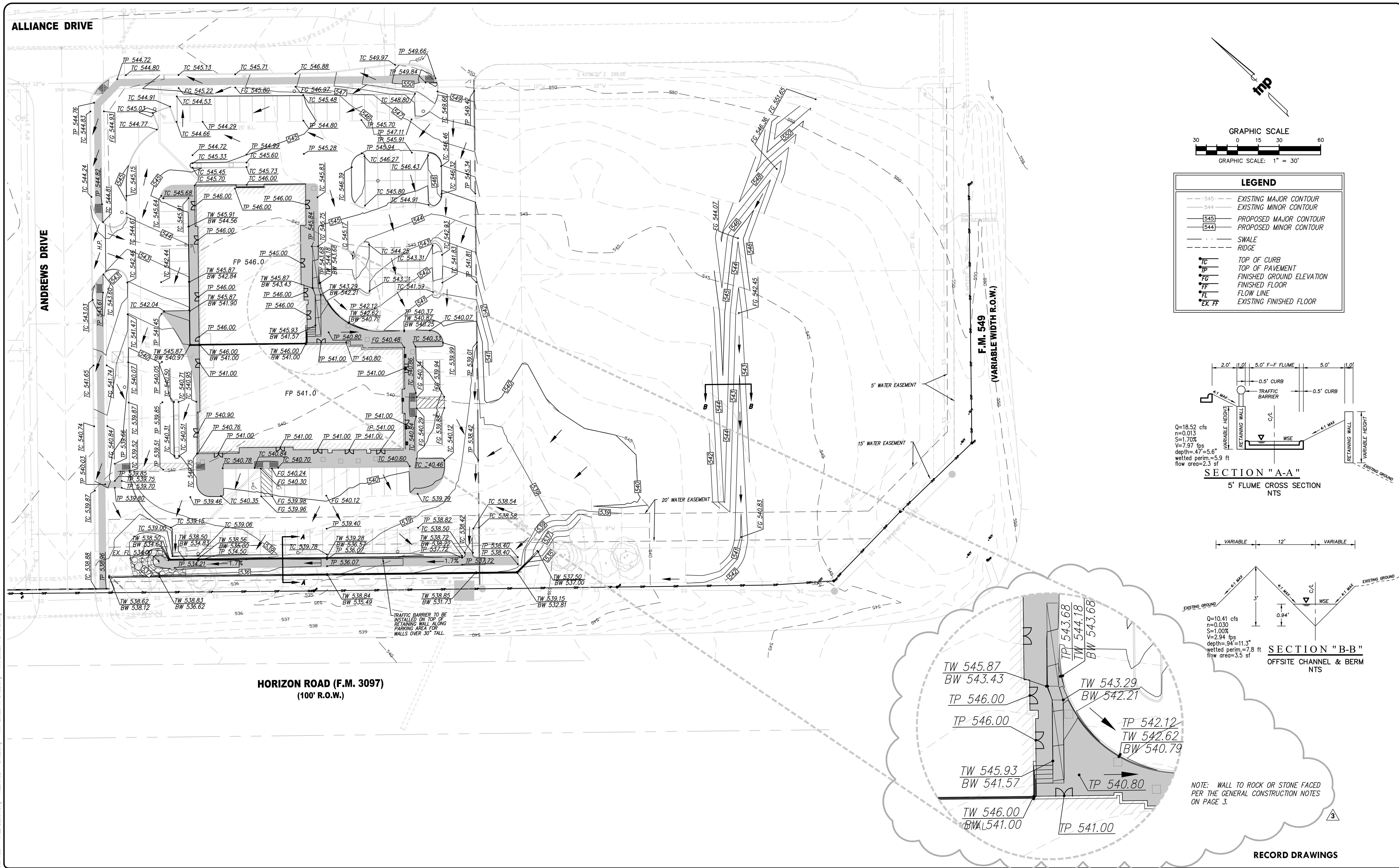
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LEGACY

City of RockWall, Texas
Improvements for
6601 HORIZON ROAD
SITE PLAN

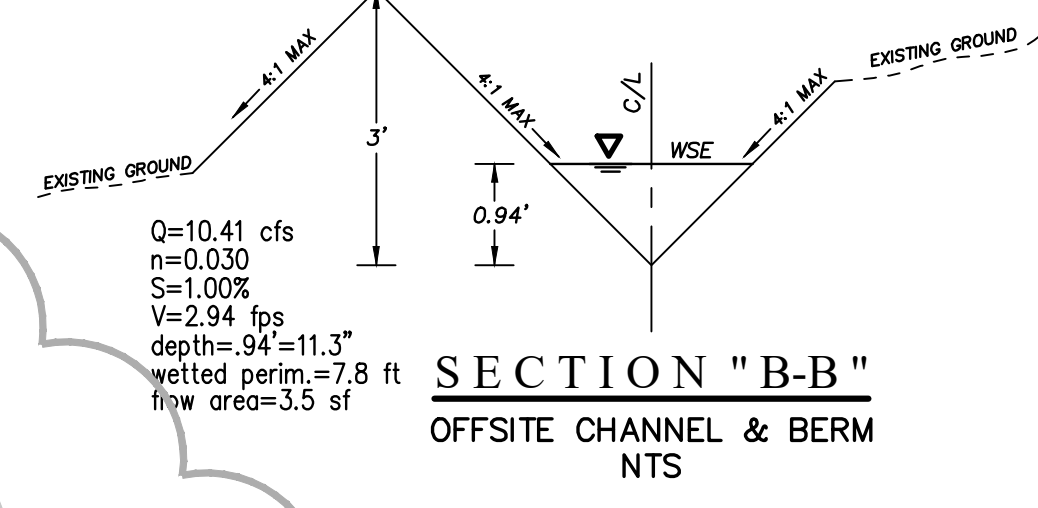
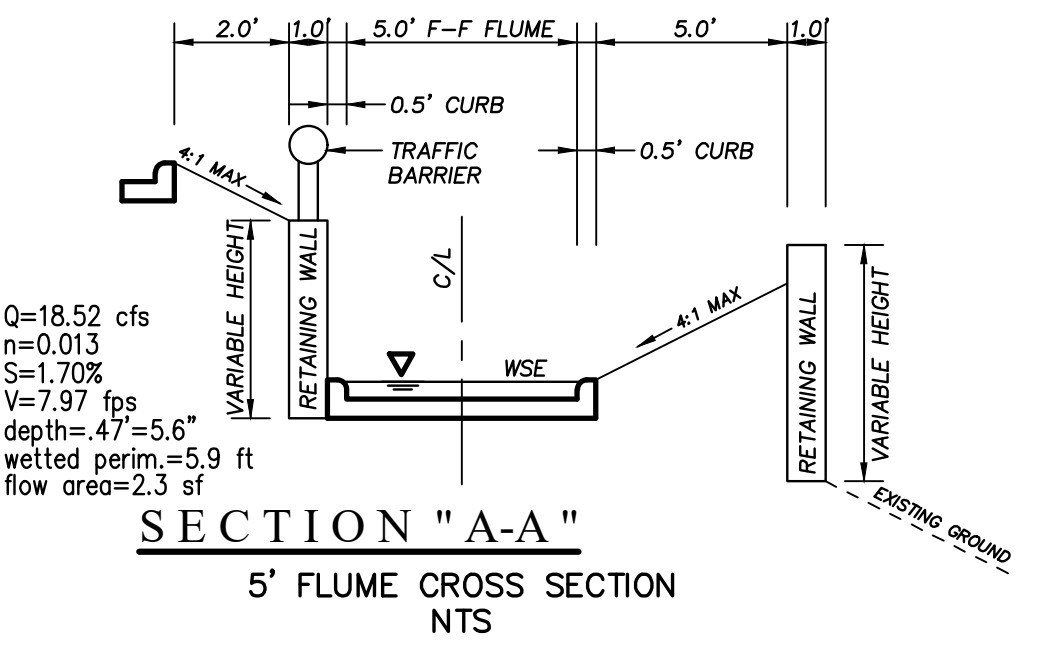
tnp project
RNP20523
sheet
06
of
16



Drawing: T:\Projects\RNP20523\Eng-CAD\Drawings\Grading\Grading Plan.dwg at May 26, 2023 9:06am by plowmnd
Layout: 06 GRADING PLAN Title: 06 GRADING PLAN - ALLIANCE - BASE.dwg - RNP 20523-X-BASE.dwg - RNP20523-FD-RD.dwg



LEGEND	
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	SWALE
---	RIDGE
• TC	TOP OF CURB
• TP	TOP OF PAVEMENT
• FG	FINISHED GROUND ELEVATION
• FL	FINISHED FLOOR
• EX FF	EXISTING FINISHED FLOOR

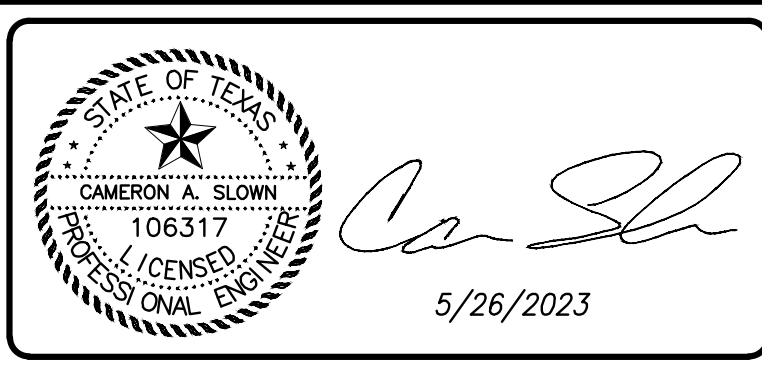


NOTE: WALL TO ROCK OR STONE FACED PER THE GENERAL CONSTRUCTION NOTES ON PAGE 3.

no.	revision	by	date
3	STAIR AND RAMP GRADING REVISIONS	JJH	4/25/22



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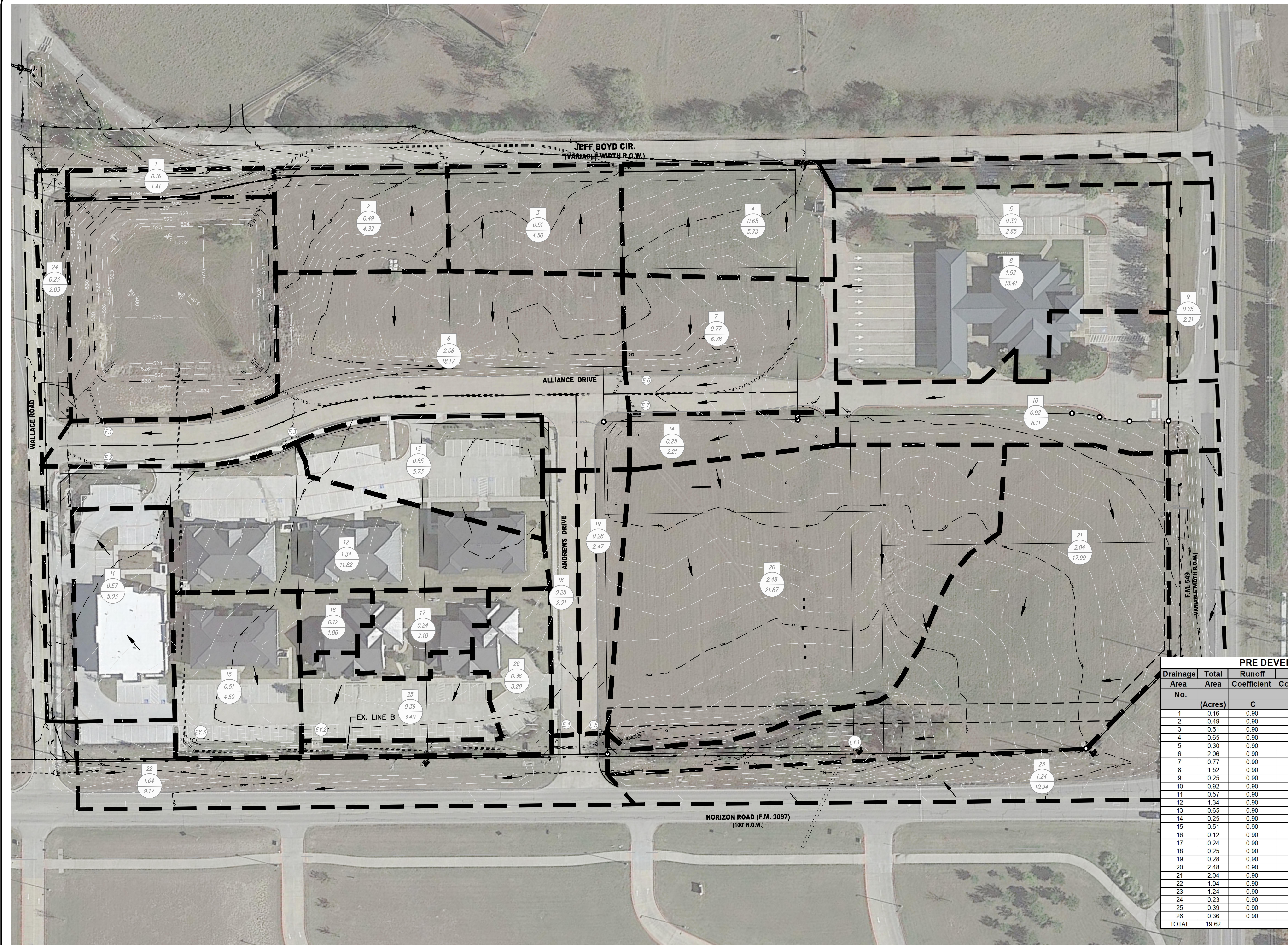
scale
when bar is
1 inch long
horiz
1"=30'
vert
N/A
MAY 2023

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City of RockWall, Texas	
Improvements for	
6601 HORIZON ROAD	
GRADING PLAN	

tnp project RNP20523
sheet 08
of 16

Drawing: T:\Projects\RNP20523\Eng-CAD\Drawings\07 - PREDEVELOPED DRAINAGE PLAN.dwg at May 26, 2023 9:06am by pdowns
LAYOUT: 09 PREDEVELOPED DRAINAGE PLAN - Title Block.dwg - RNP 20523-X-BASE.dwg



tnp

GRAPHIC SCALE

50 0 25 50 100

GRAPHIC SCALE: 1" = 50'

LEGEND

- FLOW ARROW
- DRAINAGE AREAS
- DRAINAGE AREA #
- DRAINAGE AREA (AC.)
- 100YR DRAINAGE FLOW (CFS)
- PROPOSED DRAINAGE DIVIDES
- MINOR CONTOURS
- MAJOR CONTOURS
- EX. "Y" INLET
- EX. CURB INLET

PRE DEVELOPED DRAINAGE AREA CALCULATIONS						
Drainage Area No.	Total Area (Acres)	Runoff Coefficient C	Time of Concentration Tc (Min.)	Rainfall Intensity I100 (in/hr)	Flow Q100 (cfs)	Remarks
1	0.16	0.90	10	9.80	1.41	BY PASS DETENTION POND
2	0.49	0.90	10	9.80	4.32	EX 10" INLET / DETENTION POND
3	0.51	0.90	10	9.80	4.50	EX 15" INLET / DETENTION POND
4	0.65	0.90	10	9.80	5.73	EX 15" INLET / DETENTION POND
5	0.30	0.90	10	9.80	2.65	EX 15" INLET / DETENTION POND
6	2.06	0.90	10	9.80	18.17	EX INLET #1 / DETENTION POND
7	0.77	0.90	10	9.80	6.79	EX INLET #6 / DETENTION POND
8	1.52	0.90	10	9.80	13.41	EX 10" INLET / DETENTION POND
9	0.25	0.90	10	9.80	2.21	EX "Y" INLET #1
10	0.92	0.90	10	9.80	8.11	EX INLET #6 / DETENTION POND
11	0.57	0.90	10	9.80	5.03	EX CULVERT / DETENTION POND
12	1.34	0.90	10	9.80	11.82	EX INLET #2 / DETENTION POND
13	0.65	0.90	10	9.80	5.73	EX INLET #3 / DETENTION POND
14	0.25	0.90	10	9.80	2.21	EX INLET #7 / DETENTION POND
15	0.51	0.90	10	9.80	4.50	EX "Y" INLET #3 / DETENTION POND
16	0.12	0.90	10	9.80	1.08	EX "Y" INLET #2 / DETENTION POND
17	0.24	0.90	10	9.80	2.12	EX "Y" INLET #2 / DETENTION POND
18	0.25	0.90	10	9.80	2.21	EX INLET #4 / DETENTION POND
19	0.28	0.90	10	9.80	2.47	EX INLET #4 / DETENTION POND
20	2.48	0.90	10	9.80	21.87	EX CULVERT / DETENTION POND
21	2.04	0.90	10	9.80	17.99	EX "Y" INLET #1
22	1.04	0.90	10	9.80	9.17	EX 18" CULVERT
23	1.24	0.90	10	9.80	10.94	EX "Y" INLET #1
24	0.23	0.90	10	9.80	2.03	BY PASS DETENTION POND
25	0.39	0.90	10	9.80	3.40	EX "Y" INLET #2 / DETENTION POND
26	0.36	0.90	10	9.80	3.20	EX "Y" INLET #2 / DETENTION POND
TOTAL	19.62				173.06	

RECORD DRAWINGS

no.	revision	by	date



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STATE OF TEXAS
CAMERON A. SLOWIN
106317
LICENSED PROFESSIONAL ENGINEER
5/26/2023

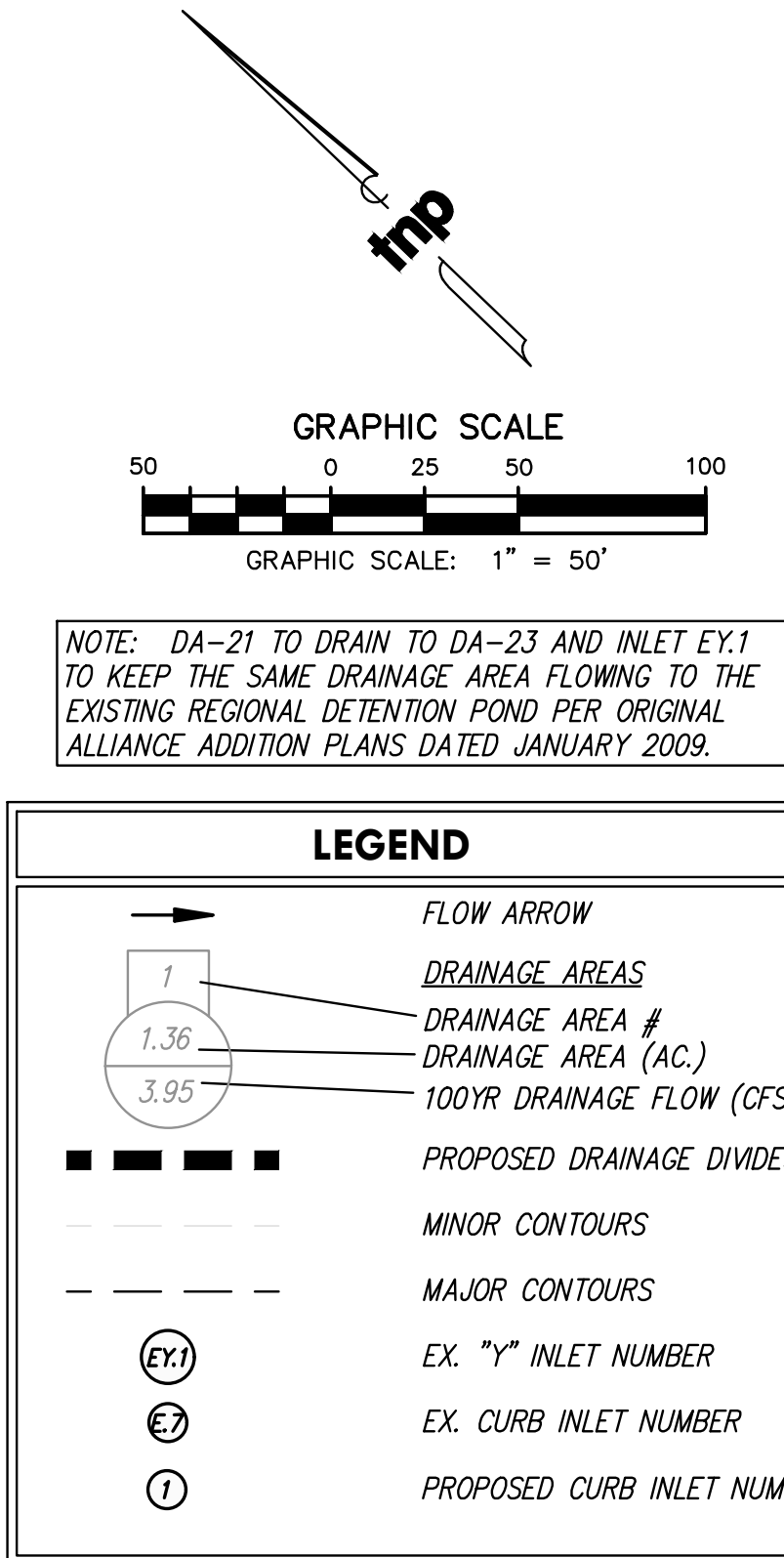
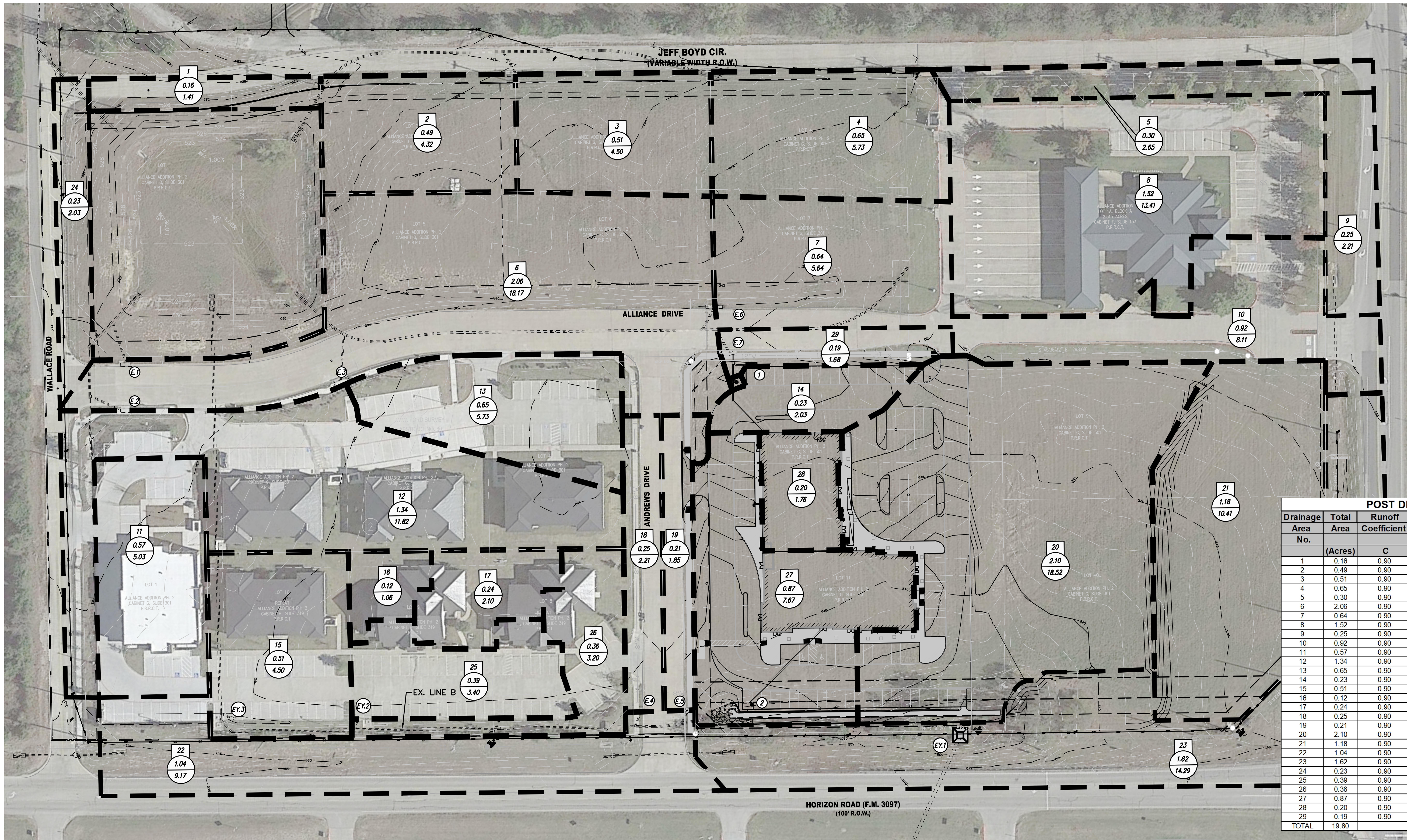
scale
when bar is
1 inch long
horiz
1"=50'
vert
N/A
MAY 2023

**N&H
LEGACY**

City of RockWall, Texas
Improvements for
6601 HORIZON ROAD
PREDEVELOPED DRAINAGE PLAN

tnp project
RNP20523
sheet
09
of
16

Drawing: T:\Projects\NRP20523\Eng-CAD\Sheets\06 - POST DEVELOPED DRAINAGE PLAN.dwg at May 26, 2023-9:07am by plowmnd
Loyat: 06 POST DEVELOPED DRAINAGE PLAN xref: x3d - TITLE BLOCK.dwg - ALLIANCE - BASE.dwg - RNP20523-PD-050.dwg



POST DEVELOPED DRAINAGE AREA CALCULATIONS							
Drainage Area No.	Total Area (Acres)	Runoff Coefficient C	Time of Concentration Tc (Min.)	Rainfall Intensity I100 (in/hr)	Flow Q100 (cfs)	Remarks	
1	0.16	0.90	10	9.80	1.41	BY PASS DETENTION POND	
2	0.49	0.90	10	9.80	4.32	EX 10' INLET / DETENTION POND	
3	0.51	0.90	10	9.80	4.50	EX 15' INLET / DETENTION POND	
4	0.65	0.90	10	9.80	5.73	EX 15' INLET / DETENTION POND	
5	0.30	0.90	10	9.80	2.65	EX 15' INLET / DETENTION POND	
6	2.06	0.90	10	9.80	18.17	EX INLET #1 / DETENTION POND	
7	0.64	0.90	10	9.80	5.64	EX INLET #6 / DETENTION POND	
8	1.52	0.90	10	9.80	13.41	EX 10' INLET / DETENTION POND	
9	0.25	0.90	10	9.80	2.21	EX "Y" INLET #1	
10	0.92	0.90	10	9.80	8.11	EX INLET #7 / DETENTION POND	
11	0.57	0.90	10	9.80	5.03	EX CULVERT / DETENTION POND	
12	1.34	0.90	10	9.80	11.82	EX INLET #2 / DETENTION POND	
13	0.65	0.90	10	9.80	5.73	EX INLET #6 / DETENTION POND	
14	0.23	0.90	10	9.80	2.03	CURB INLET #1 / DETENTION POND	
15	0.51	0.90	10	9.80	4.50	EX INLET #3 / DETENTION POND	
16	0.12	0.90	10	9.80	1.06	EX "Y" INLET #2 / DETENTION POND	
17	0.24	0.90	10	9.80	2.12	EX "Y" INLET #2 / DETENTION POND	
18	0.25	0.90	10	9.80	2.21	EX INLET #4 / DETENTION POND	
19	0.21	0.90	10	9.80	1.85	EX INLET #5 / DETENTION POND	
20	2.10	0.90	10	9.80	18.52	EX CULVERT / DETENTION POND	
21	1.18	0.90	10	9.80	10.41	EX "Y" INLET #1	
22	1.04	0.90	10	9.80	9.17	EX 18' CULVERT	
23	1.62	0.90	10	9.80	14.29	EX "Y" INLET #1	
24	0.23	0.90	10	9.80	2.03	BY PASS DETENTION POND	
25	0.39	0.90	10	9.80	3.40	EX "Y" INLET #2 / DETENTION POND	
26	0.36	0.90	10	9.80	3.20	EX "Y" INLET #2 / DETENTION POND	
27	0.87	0.90	10	9.80	7.67	CURB INLET #2 / DETENTION POND	
28	0.20	0.90	10	9.80	1.76	CURB INLET #1 / DETENTION POND	
29	0.19	0.90	10	9.80	1.68	EX INLET #7 / DETENTION POND	
TOTAL	19.80				174.62		

EX. LINE B CALCULATIONS (SEE SHEET 10A OF IN THIS SET)

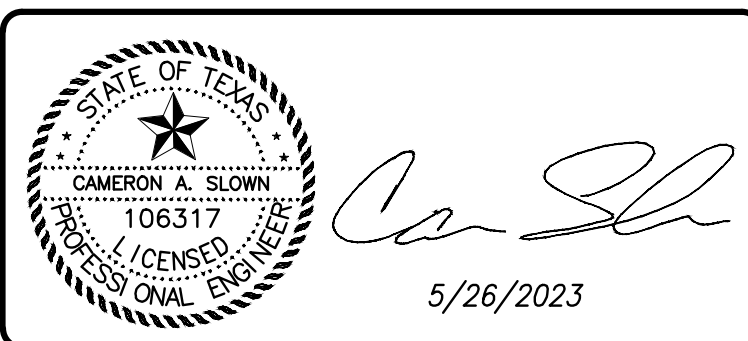
EX. LINE B	Conduit Properties											Incremental Drainage Area										Velocity In Sewer	Time in Conduit	Friction Slope Sf (ft/ft)	Friction Head Loss (ft)	HGL		Headloss Calculations						Design HGL	Top of Curb Elevation	Pipe Cover Upstream	HGL Depth Below T/C							
	Collection Point Station		Distance Between Points	# of Barrels	Selected Pipe Size (in)	Conduit Material Type	Conduit Area of Flow (ft ²)	Wetted Perimter (ft)	Hydraulic Radius (ft)	Manning's n value	Flowline Elevation Upstream	Flowline Elevation Downstream	Pipe Slope S (ft/ft)	Inlet ID	Drainage Area "A" (Acres)	Run-off Coefficient "C"	Incremental "CA"	Accumulated "CA"	Upstream Tc	Design Storm Frequency (years)	Intensity "I" (in/hr)					Storm Water Runoff Q (cfs)	Pipe Capacity Q (cap) cfs	Partial Flow (YES/NO)	Elevation Upstream	Elevation Downstream	V1^2/2g	V2^2/2g	Junction Type					Coefficient	HeadLoss HL					
	Station	Station																																										
EX LINE B	4+00.00	0+00.00	400.00	1	30	RCP	4.91	7.85	0.625	0.013	528.00	524.00	0.0100		0.00	0.90	0.00	4.55	11.34	10	9.80	44.54	41.13	NO	9.07	0.73	0.01173	4.692	531.77	527.08	1.28	1.28	PVI	0.00	0.00	531.77	535.40	4.90	3.63					
EX LINE B	4+04.60	4+00.00	4.60	1	30	RCP	4.91	7.85	0.625	0.013	528.09	528.00	0.0196		0.00	0.90	0.00	4.55	11.32	10	9.80	44.54	37.53	NO	9.07	0.01	0.01173	0.054	531.83	531.77	1.03	1.28	45 deg Wye	0.50	0.76	532.59	535.30	4.71	2.71					
EX LAT B-1	0+10.12	0+00.00	10.12	1	18	RCP	1.77	4.71	0.375	0.013	531.00	528.59	0.2381	EX. Y INLET 3	0.51	0.90	0.46	0.46	10.00	10	9.80	4.50	51.40	YES	8.16	0.11	0.00182	0.018	531.79	531.77	0.00	0.04	Y Inlet	1.25	0.05	531.84	534.50	2.00	2.66					
EX LINE B	4+11.66	4+04.60	7.06	1	30	RCP	4.91	7.85	0.625	0.013	528.23	528.09	0.0198		0.00	0.90	0.00	4.09	11.32	10	9.80	40.04	57.92	NO	8.16	0.01	0.00948	0.067	532.65	532.59	1.03	1.03	45 deg bend	0.37	0.38	533.04	535.80	5.07	2.76					
EX LINE B	4+27.11	4+11.66	15.45	1	30	RCP	4.91	7.85	0.625	0.013	528.54	528.23	0.0201		0.00	0.90	0.00	4.09	11.29	10	9.80	40.04	58.26	NO	8.16	0.03	0.00948	0.146	533.18	533.04	1.03	1.03	45 deg bend	0.37	0.38	533.57	535.90	4.86	2.33					
EX LINE B	5+00.00	4+27.11	72.89	1	30	RCP	4.91	7.85	0.625	0.013	530.00	528.54	0.0200		0.00	0.90	0.00	4.09	11.27	10	9.80	40.04	58.21	NO	8.16	0.15	0.00948	0.691	534.26	533.57	1.03	1.03	PVI	0.00	0.00	534.26	535.80	3.30	1.54					
EX LINE B	5+45.41	5+00.00	45.41	1	30	RCP	4.91	7.85	0.625	0.013	530.39	530.00	0.0086		0.00	0.90	0.00	4.09	11.27	10	9.80	40.04	38.11	NO	8.16	0.09	0.00948	0.430	534.69	534.26	0.59	1.03	45 deg Wye	0.50	0.74	535.43	536.80	3.91	1.37					
EX LAT B-2	0+00.00	0+00.00	8.00	1	18	RCP	1.77	4.71	0.375	0.013	533.30	530.89	0.3012	EX. Y INLET 2	1.11	0.90	0.00	1.00	11.27	10	9.80	9.79	57.81	NO	5.54	0.02	0.00864	0.069	535.49	535.43	0.00	0.48	Y Inlet	1.25	0.60	536.09	537.30	2.50	1.21					
EX LINE B	6+82.28	5+45.41	136.87	1	30	RCP	4.91	7.85	0.625	0.013	531.55	530.39	0.0085		0.00	0.90	0.00	3.09	10.90	10	9.80	30.25	37.86	NO	6.16	0.37	0.00541	0.741	536.17	535.43	0.90	0.59	45 deg stub/cap	0.00	0.00	536.17	538.20	4.15	2.03					
EX LINE B	8+16.49	6+82.28	134.21	1	27	RCP	3.98	7.07	0.563	0.013	532.93	531.80	0.0084		0.00	0.90	0.00	3.09	10.60	10	9.80	30.25	28.49	NO	7.61	0.29	0.00949	1.274	537.44	536.17	1.24	0.90	45 deg Wye	0.5	0.00	537.44	539.50	4.32	2.06					
EX LAT B-4	0+15.95	0+00.00	15.95	1	18	RCP	1.77	4.71	0.375	0.013	535.49	533.31	0.1370	EX. INLET 4	0.25	0.90	0.23	0.23	10.39	10	9.80	2.21	38.98	NO	1.25	0.21	0.00044	0.007	537.45	537.44	0.00	0.02	Curb Inlet	1.25	0.03	537.48	539.49	2.50	2.01					
EX LINE B	8+62.26	8+16.49	45.77	1	24	RCP	3.14	6.28	0.500	0.013	533.58	533.18	0.0087		0.00	0.90	0.00	2.86	10.30	10	9.80	28.05	21.21	NO	8.93	0.09	0.01529	0.700	538.14	537.44	1.08	1.24	45 deg Wye	0.5	0.00	538.14	539.00	3.42	0.86					
EX LAT B-5	0+12.86	0+00.00	12.86	1	18	RCP	1.77	4.71	0.375	0.013	535.49	533.83	0.1291	EX. INLET 5	0.21	0.90	0.19	0.19	10.10	10	9.80	1.85	37.84	NO	1.05	0.20	0.00031	0.004	538.14	538.14	0.00	0.02	Curb Inlet	1.25	0.02	538.16	539.49	2.50	1.33					
EX LINE B	9+12.23	8+62.26	49.97	1	24	RCP	3.14	6.28	0.500	0.013	534.00	533.58	0.0084	EX. CULVERT	2.97	0.90	2.67	2.67	10.00	10	9.80	26.20	20.80	NO	8.34	0.10	0.01334	0.666	538.81	538.14	1.08	1.08	Culvert	0	0.00	538.81	538.50	2.50	-0.31					
Lateral Line																																												

RECORD DRAWINGS

no.	revision	by	date



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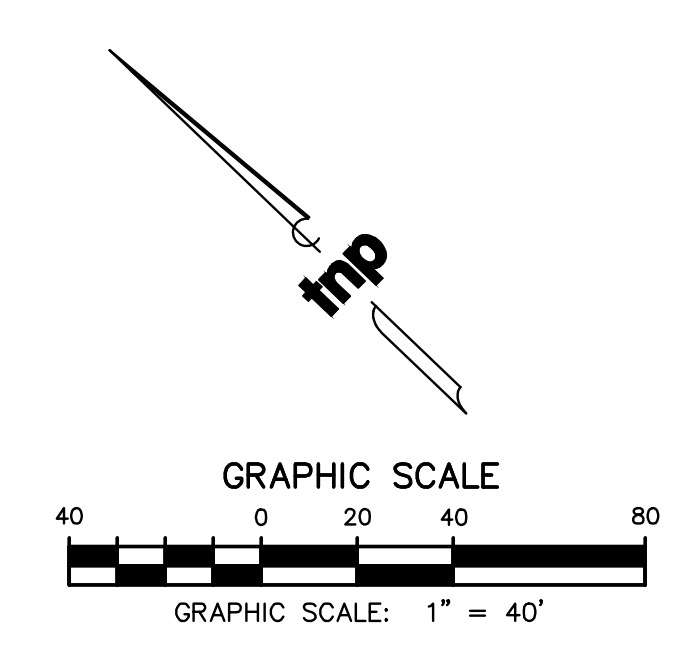
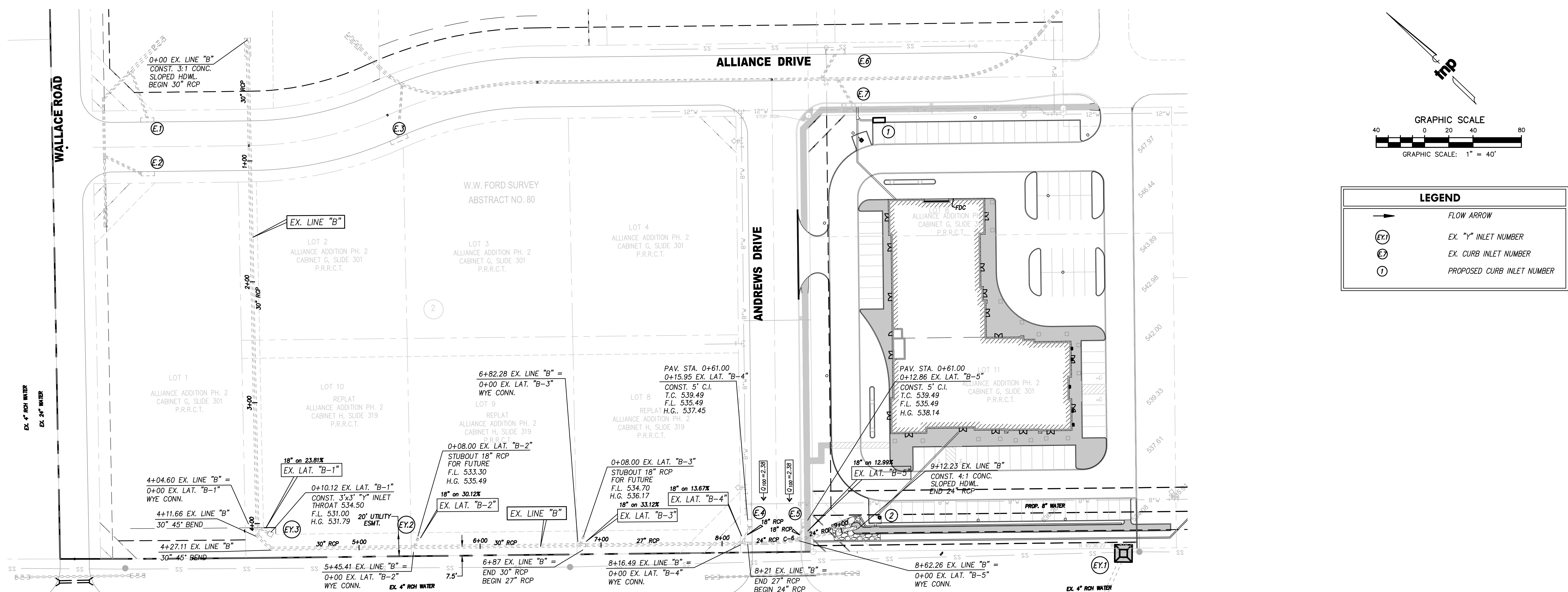
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horiz
1"=50'
vert
N/A
MAY 2023

N&H
LEGACY

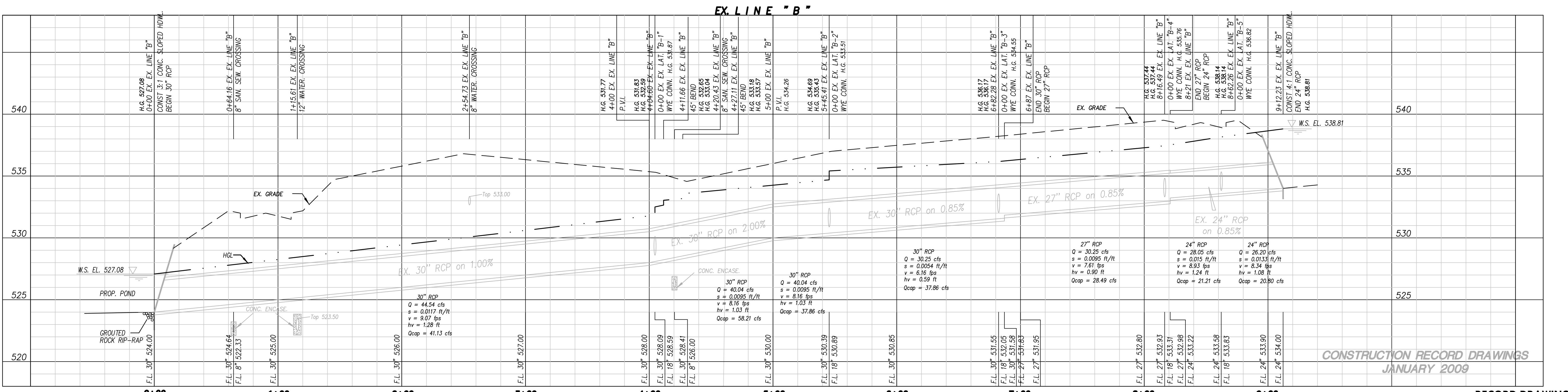
City of RockWall, Texas
Improvements for
6601 HORIZON ROAD
POST DEVELOPED DRAINAGE PLAN

tnp project
RNP20523
sheet
10
of
16

Drawing: T:\Projects\RNP20523\Eng-C3D\CAD\SHEETS\08A - EX STORM LINE B PLAN AND PROFILE.dwg at May 26, 2023--9:07am by plowmsend
Layout: T0A EX STORM LINE B PLAN AND PROFILE - Xref: X30 - TITLE BLOCK.dwg - ALLIANCE - BASE.dwg - RNP 20523-X-BASE.dwg - RNP20523-PD-CRD.dwg



LEGEND	
	FLOW ARROW
	EX. "Y" INLET NUMBER
	EX. CURB INLET NUMBER
	PROPOSED CURB INLET NUMBER

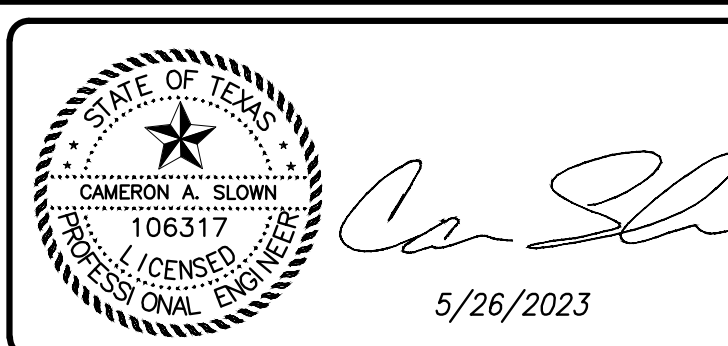


CONSTRUCTION RECORD DRAWINGS
JANUARY 2009

no.	revision	by	date



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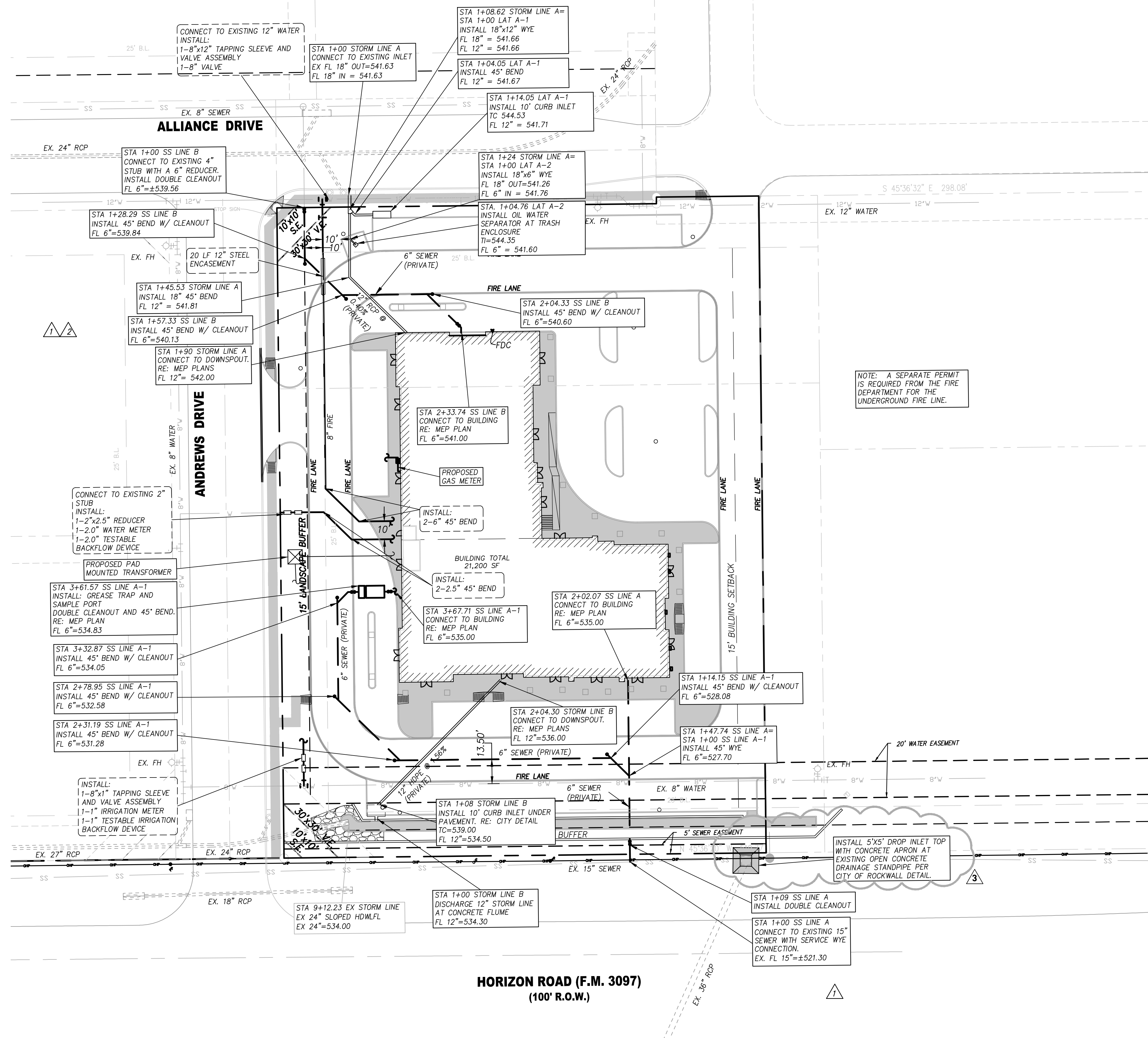
scale
when bar is
1 inch long
horiz
1"=40'
vert
1"=4'
MAY 2023



City of RockWall, Texas	
Improvements for	
6601 HORIZON ROAD	
EX. STORM LINE B PLAN AND PROFILE	

tnp project RNP20523
sheet 10A of 16

Drawing: T:\Projects\RNP20523\Eng-CAD\Drawings\09 - UTILITY PLAN.dwg at May 26, 2023-9:07am by plowmsnd
Layout: 11 UTILITY PLAN xrefs: X3D - TITLE BLOCK.dwg - RNP 20523-4-BASE.dwg - RNP20523-PD-GRD.dwg



GRAPHIC SCALE

30 0 15 30 60

GRAPHIC SCALE: 1" = 30'

LEGEND

- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER VALVE
- PROPOSED SANITARY SEWER CLEANOUT
- EXISTING WATER VALVE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MAN HOLE

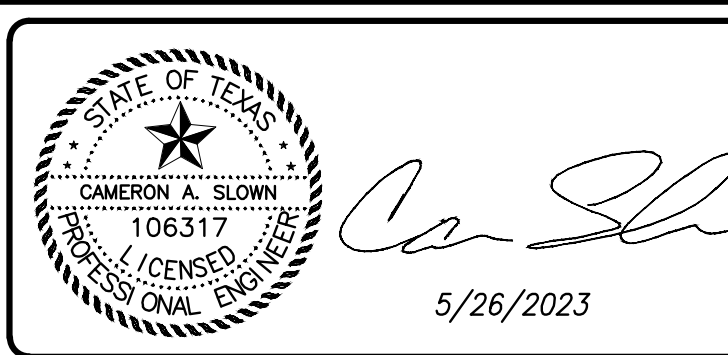
NOTE: A SEPARATE PERMIT IS REQUIRED FROM THE FIRE DEPARTMENT FOR THE UNDERGROUND FIRE LINE.

RECORD DRAWINGS

1	SANITARY SEWER REVISION	CAS	9/10/21
2	STORM SEWER REVISION	CAS	10/5/21
3	"Y" INLET UPDATE	CAS	4/25/21
no.	revision	by	date



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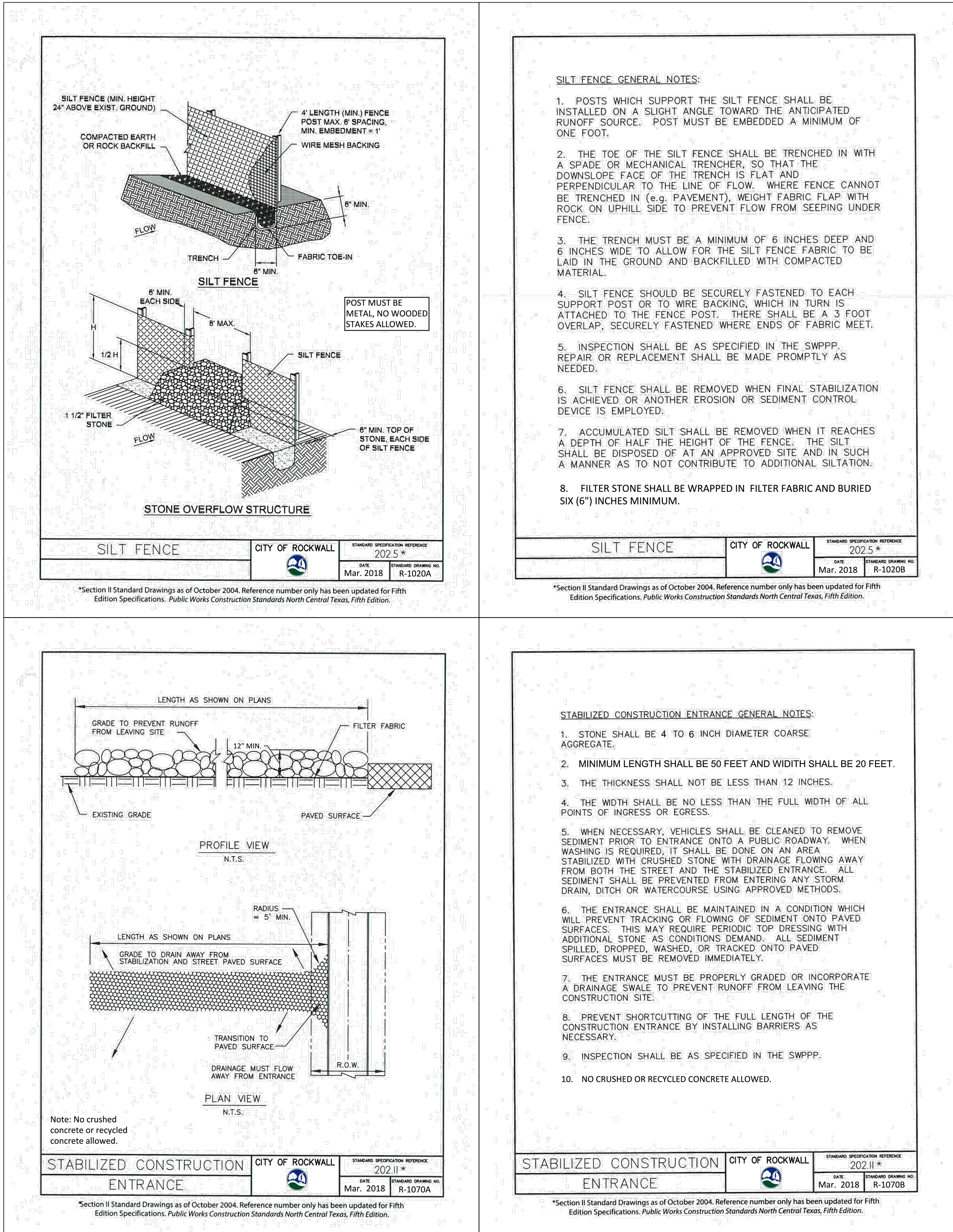


scale
when bar is
1 inch long
horiz
1"=30'
vert
N/A
MAY 2023



City of RockWall, Texas	tnp project RNP20523
Improvements for 6601 HORIZON ROAD	sheet 11
UTILITY PLAN	of 16

Drawing: T:\Projects\RNP20523\Eng-CAD\Drawings\10 - EROSION CONTROL DETAILS.dwg at May 26, 2023-9:08am by plowmand
Layout: 12 EROSION CONTROL DETAILS - Xrefs: X3D - TITLE BLOCK.dwg - ALLIANCE - BASE.dwg

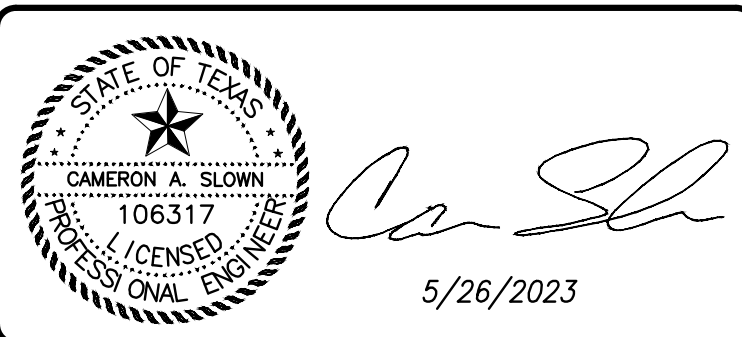


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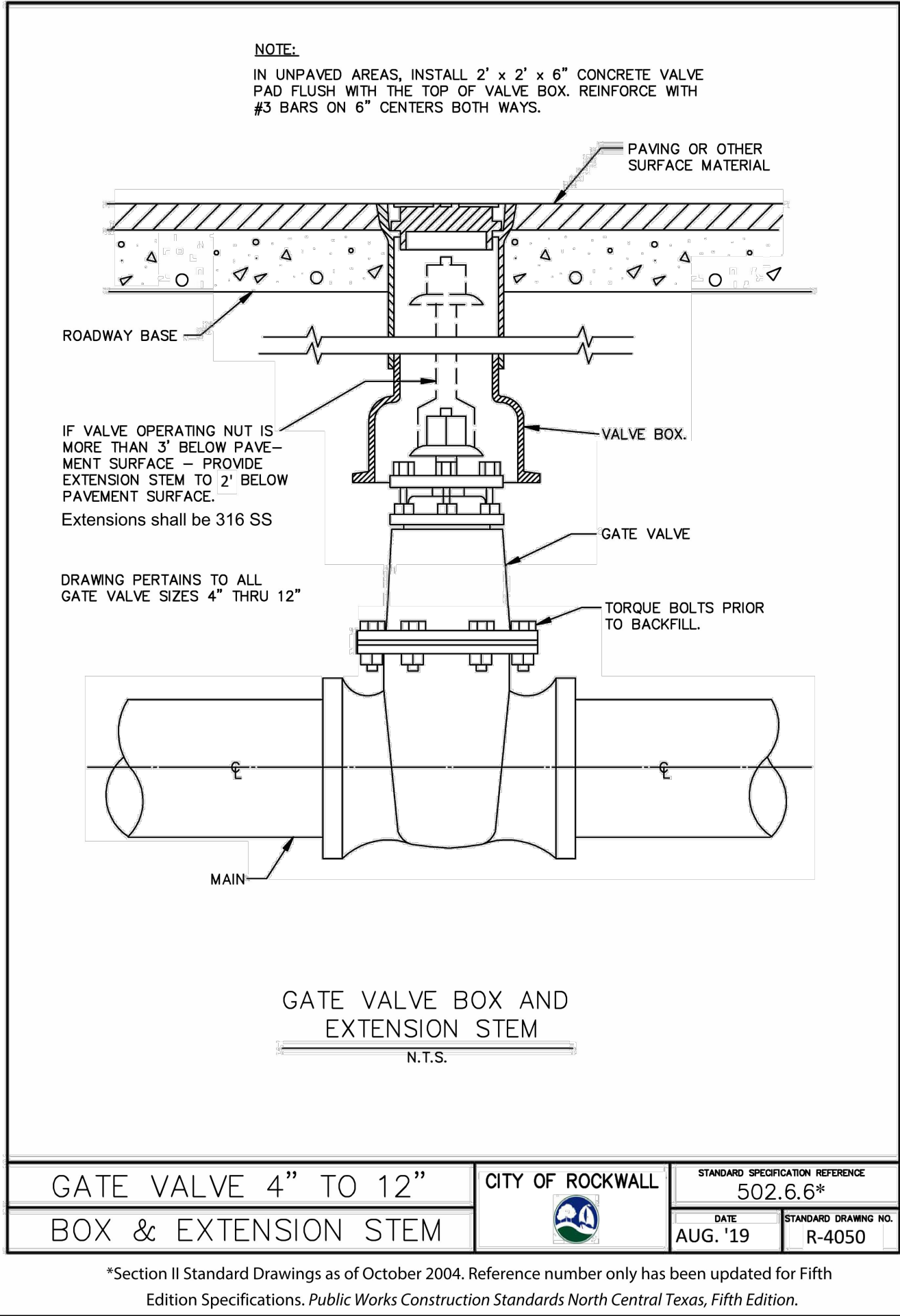
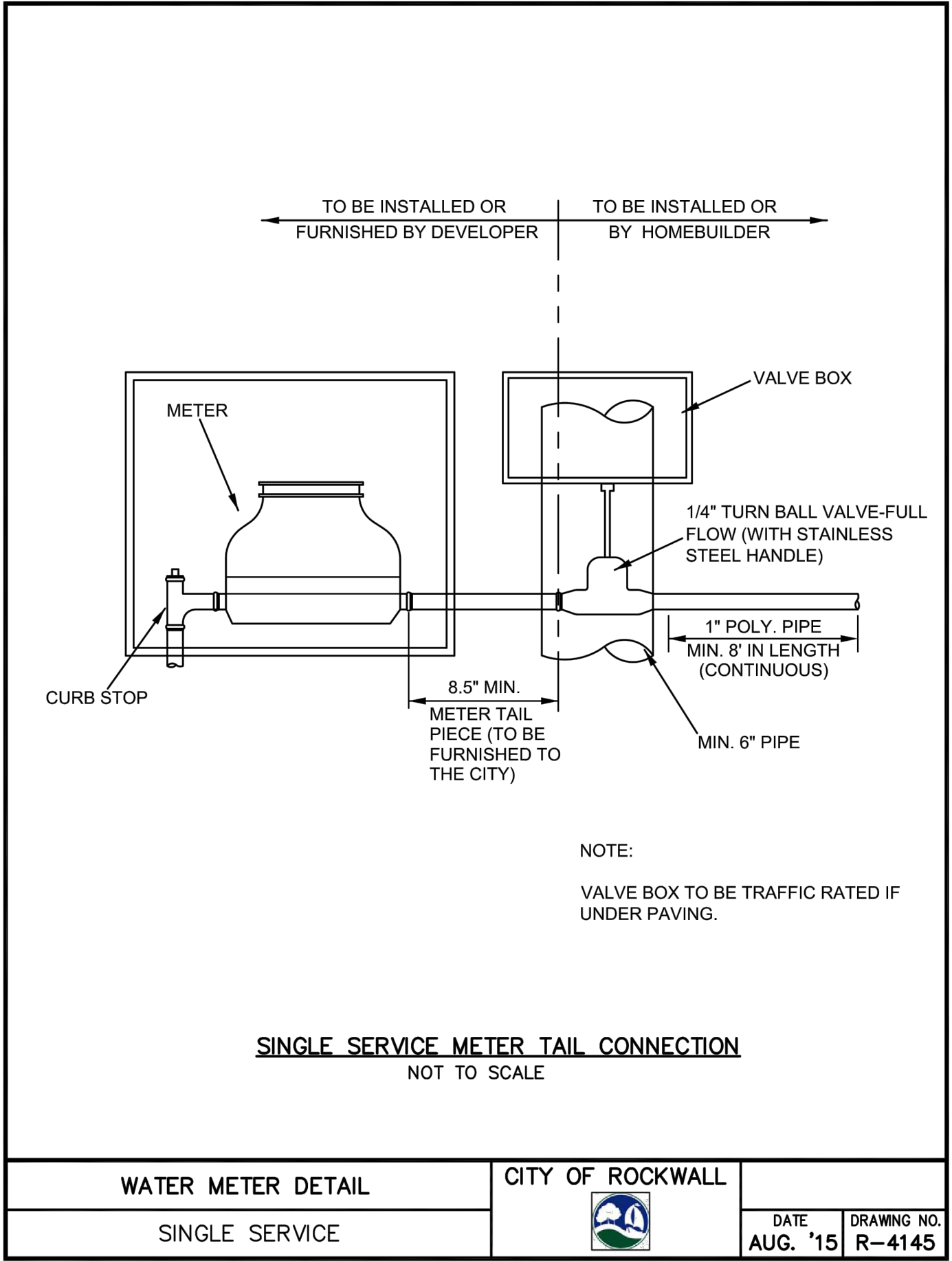
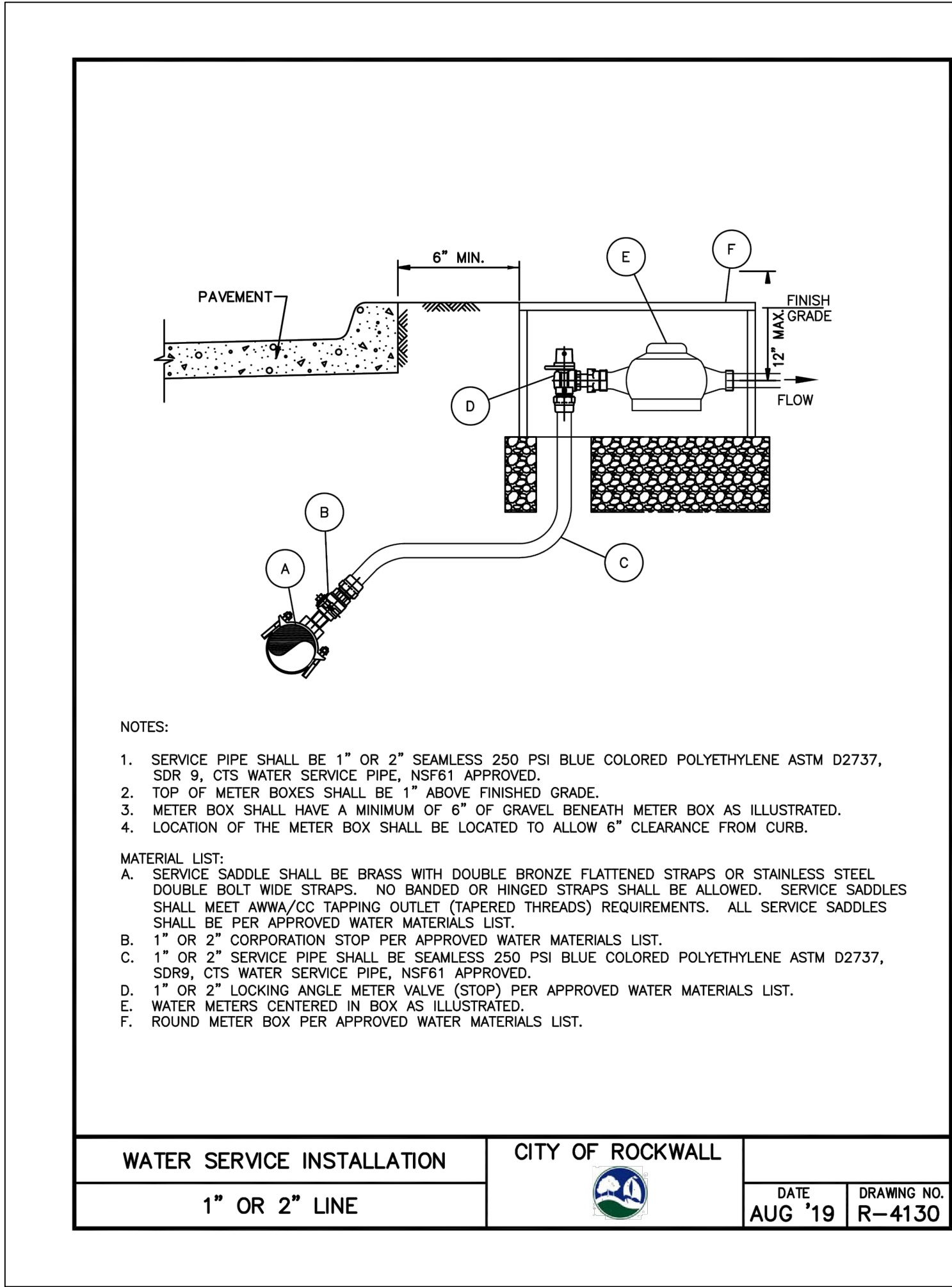
scale
when bar is
1 inch long
horiz
N/A
vert
N/A
MAY 2023

**N&H
LEGACY**

City of RockWall, Texas
Improvements for
6601 HORIZON ROAD
EROSION CONTROL DETAILS

tnp project
RNP20523
sheet
12
of
16

Drawing: T:\Projects\RNP20523\Eng-CSD\CAD\SHEETS\12 - WATER STANDARD DETAILS.dwg at May 26, 2023 - 9:08am by plowmsend
Layout: 14 WATER STANDARD DETAILS - Xrefs: X3D - TITLE BLOCK.dwg - ALLIANCE - BASE.dwg

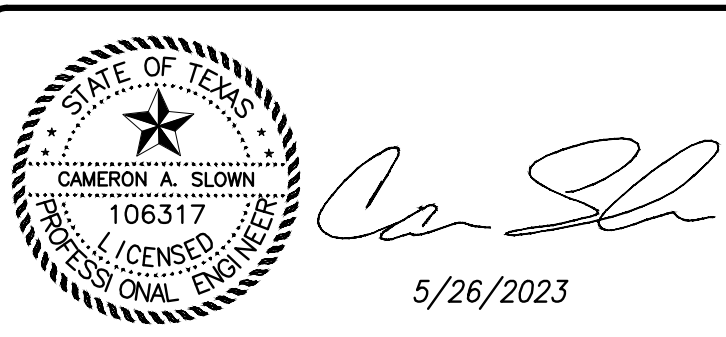


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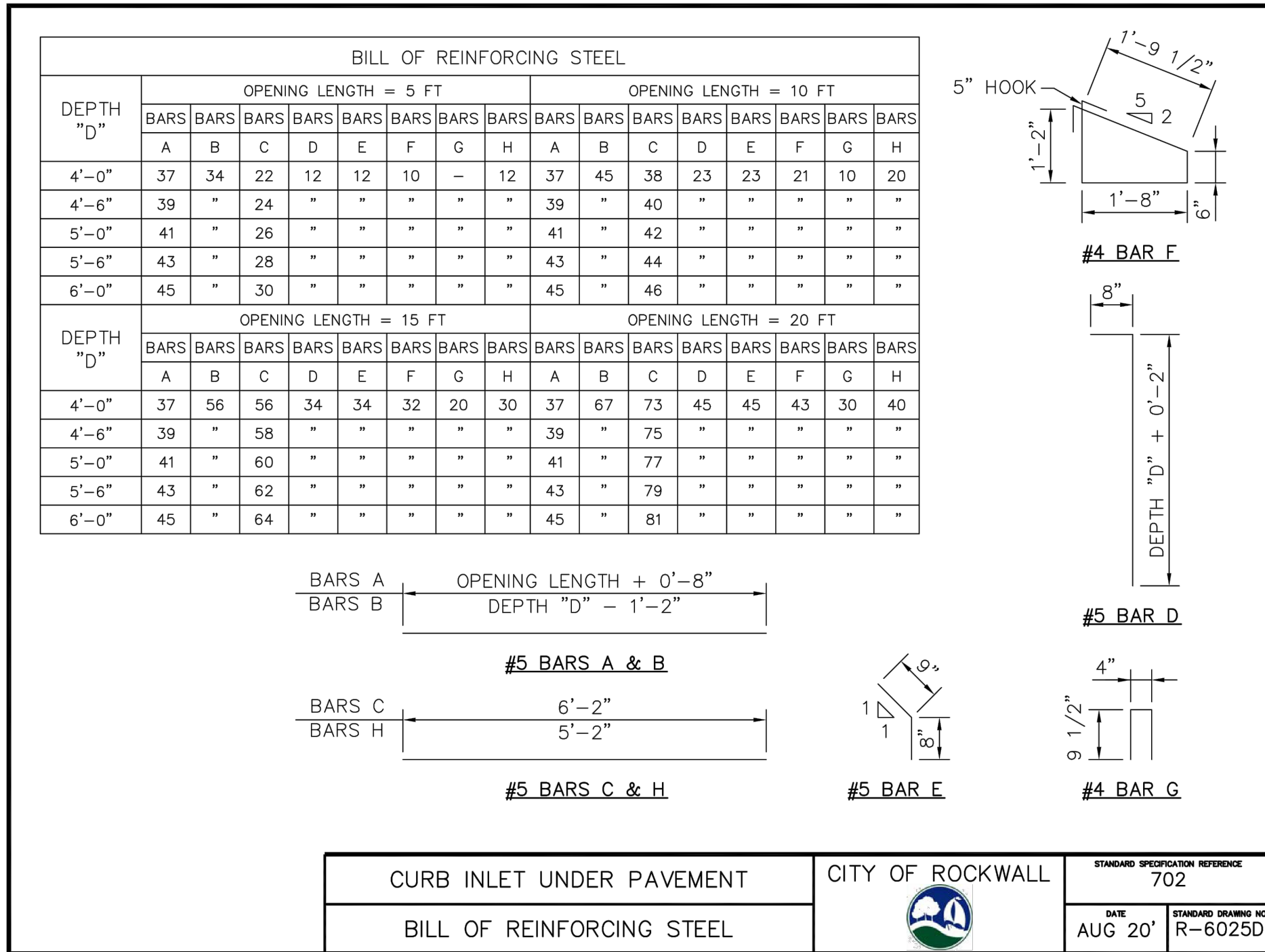
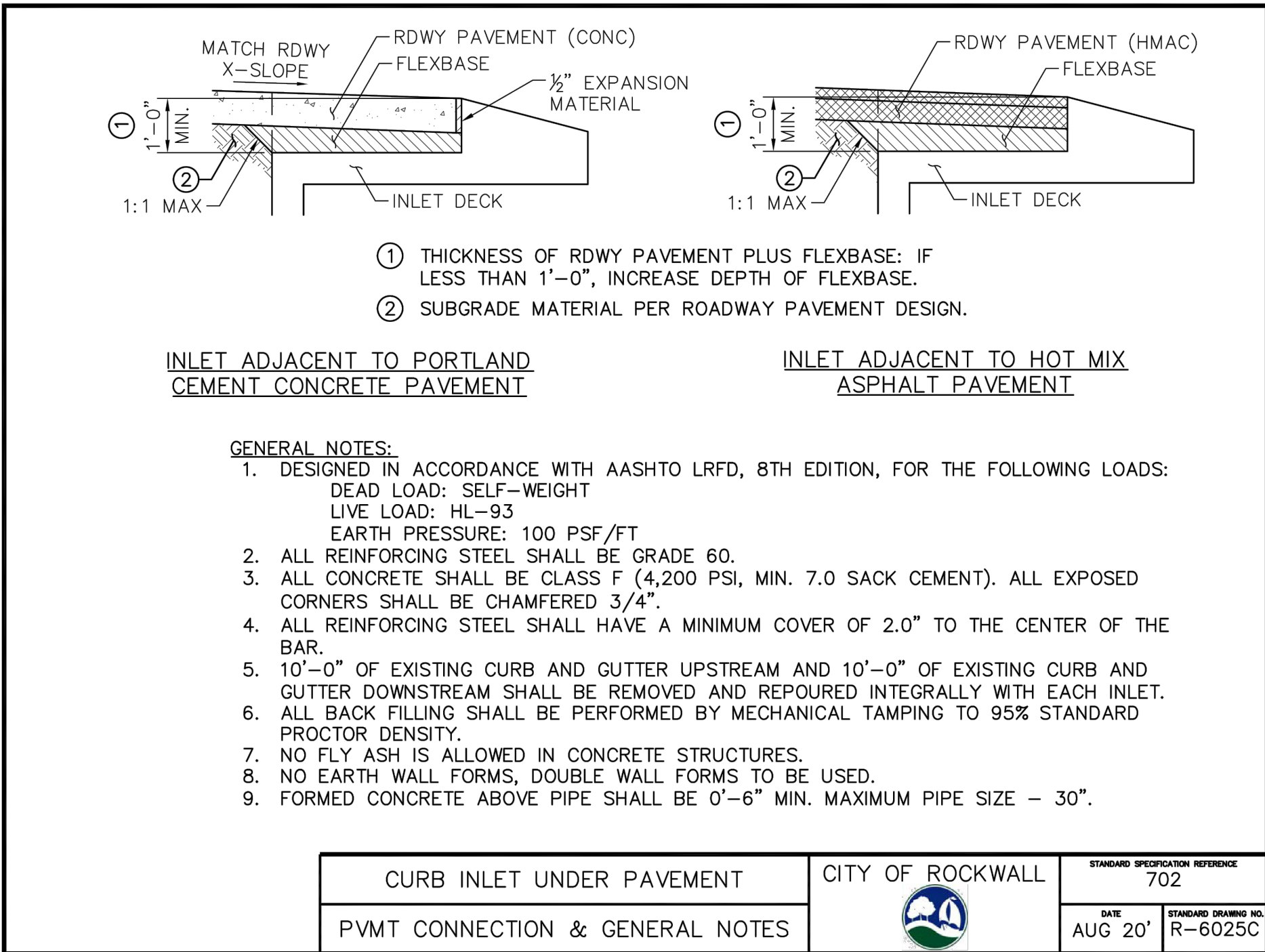
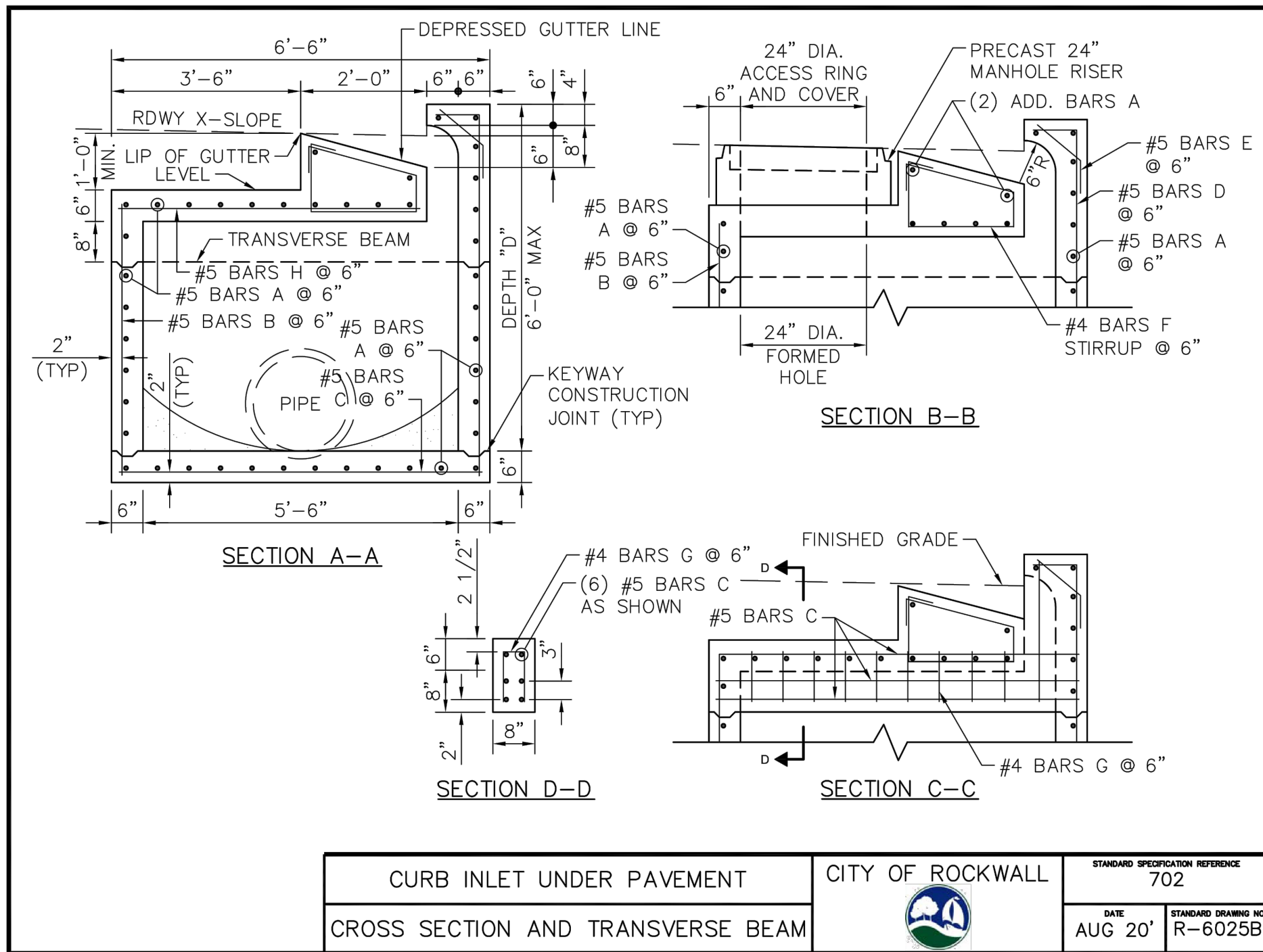
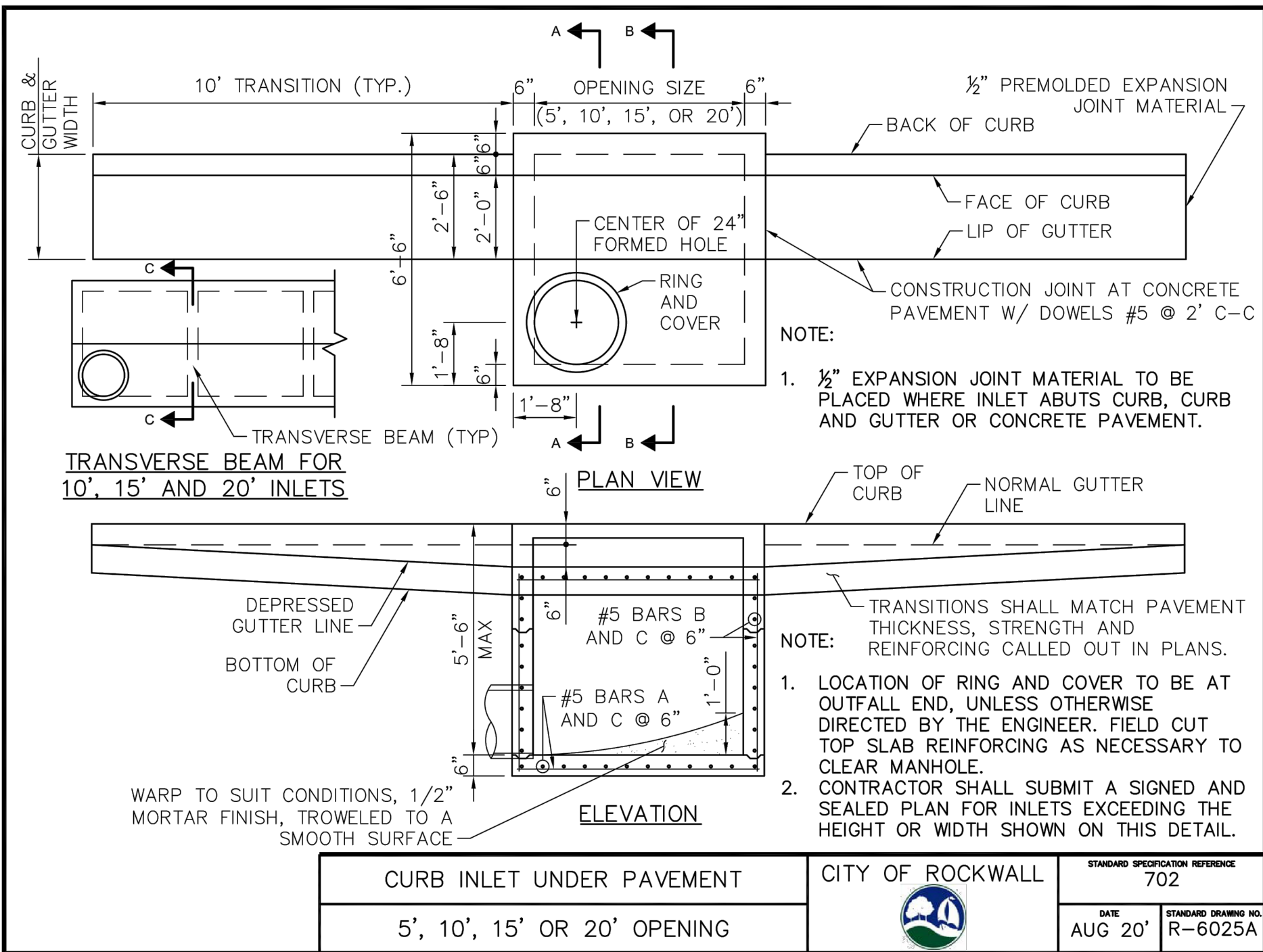
scale
when bar is 1 inch long
horiz N/A
vert N/A
MAY 2023



City of RockWall, Texas
Improvements for
6601 HORIZON ROAD
WATER STANDARD DETAILS

tnp project RNP20523
sheet 14 of 16

Drawing: T:\Projects\RNP20523\Eng-CSD\CAD\SHEETS\15 - STORM SEWER DETAILS.dwg at May 26, 2023--8:08am by plowisend
Layout: 15 STORM SEWER STANDARD DETAILS - xrefs: x3D - TITLE BLOCK.dwg

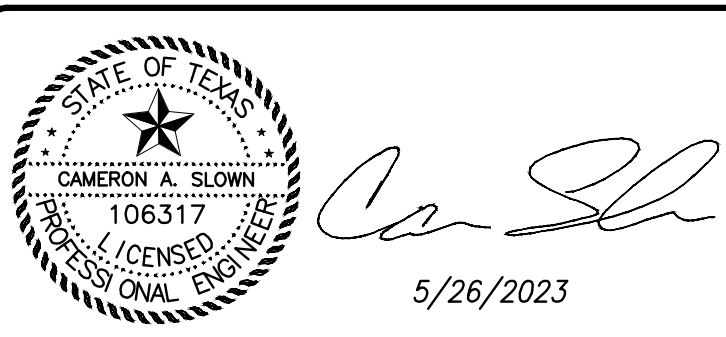


RECORD DRAWINGS

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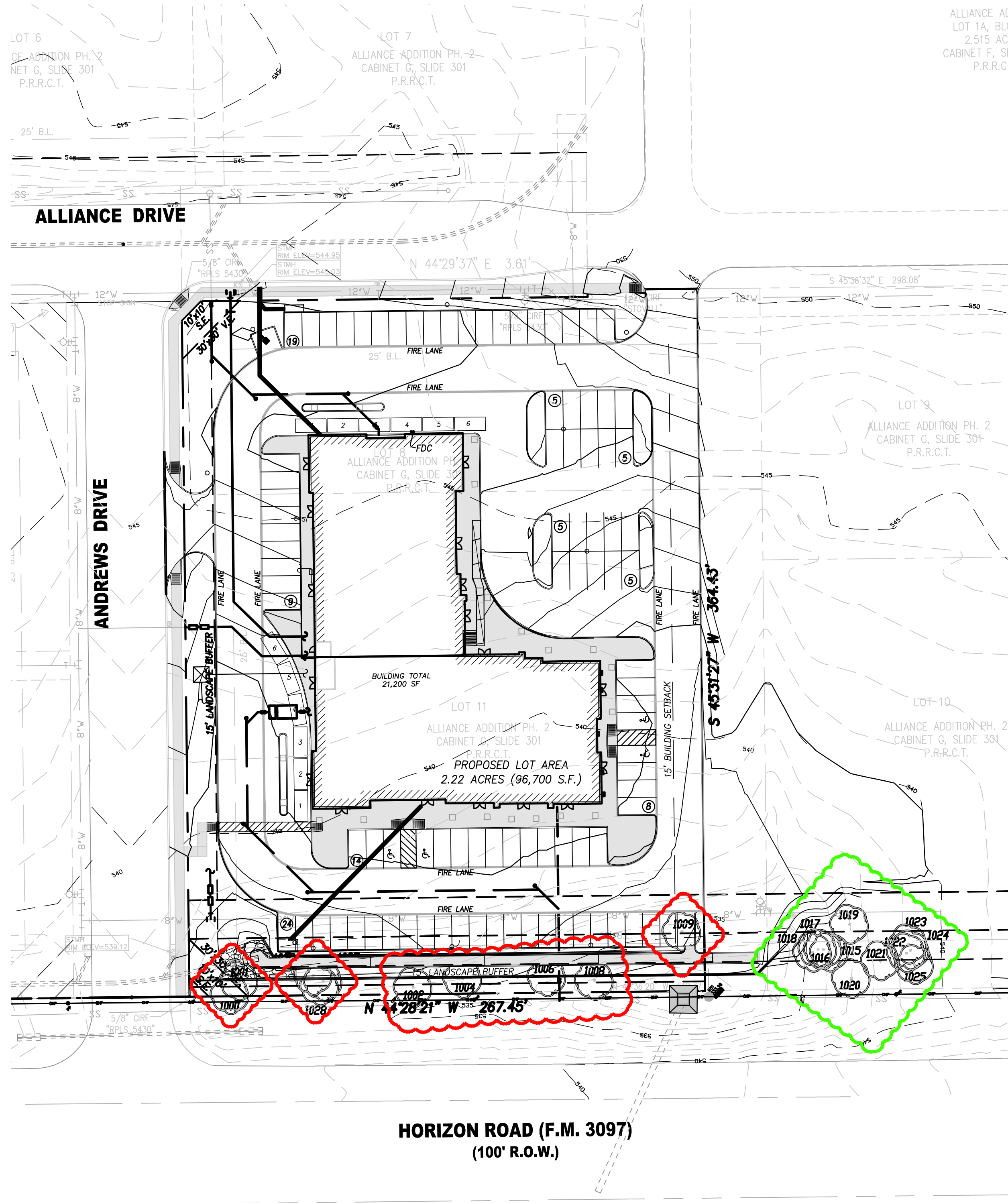


scale
when bar is
1 inch long
horiz
N/A
vert
N/A
MAY 2023

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City of RockWall, Texas
Improvements for
6601 HORIZON ROAD
STORM SEWER STANDARD DETAILS

tnp project
RNP20523
sheet
15
of
16



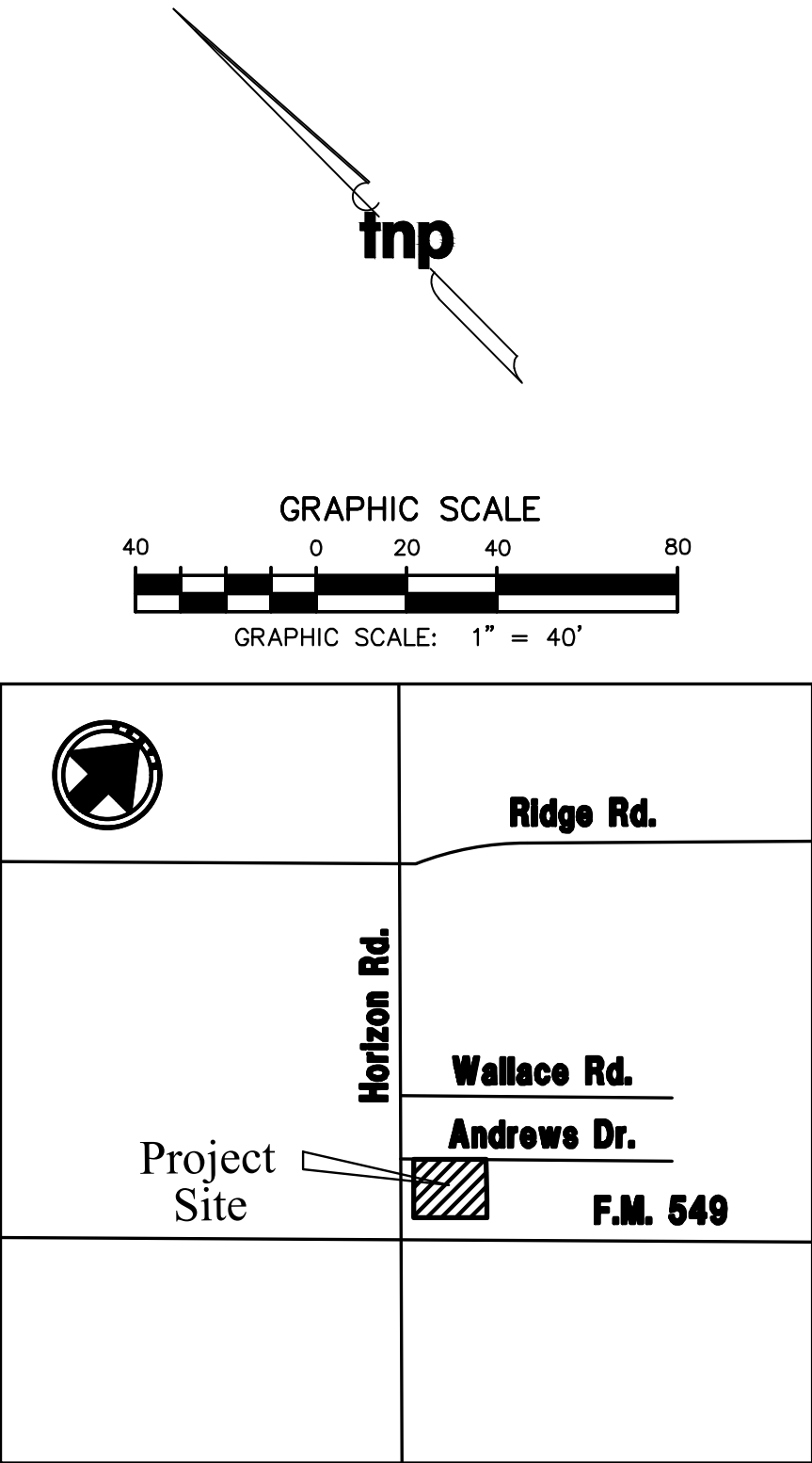
LEGEND

PROPERTY LINE

TREES TO BE REMOVED

TREES TO REMAIN

EXISTING TREE



LOCATION MAP

TREE MITIGATION TABLE				
Tree Tag Number	Tree Species	Tree Caliper size (inches)	Mitigation Percentage	Mitigation Required
1000	HACKBERRY	12	50%	6
1001	CEDAR ELM	8	100%	8
1029	CEDAR ELM	8	100%	8
1027	CEDAR ELM	10	100%	10
1028	CEDAR ELM	10	100%	10
1002	CEDAR ELM	14	100%	14
1004	CEDAR ELM	12	100%	12
1006	CEDAR ELM	4	100%	4
1008	CEDAR ELM	8	100%	8
1009	CEDAR ELM	18	100%	18
1018	CEDAR ELM	12	0%	0
1017	CEDAR ELM	12	0%	0
1016	CEDAR ELM	10	0%	0
1015	CEDAR ELM	18	0%	0
1020	OAK	14	0%	0
1021	CEDAR ELM	4	0%	0
1019	CEDAR ELM	18	0%	0
1023	CEDAR ELM	12	0%	0
1024	CEDAR ELM	10	0%	0
1022	CEDAR ELM	10	0%	0
1025	CEDAR ELM	4	0%	0
TOTAL INCHES ON SITE				228
TOTAL INCHES TO BE REMOVED				104
TOTAL TO BE MITIGATED				98
TREE TO REMOVE				
TREE TO REMAIN				

SITE INFORMATION	
LAND AREA:	2.22 ACRES (96,700 S.F.)
CURRENT ZONING:	PD-57
EXISTING USE:	UNUSED
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	± 21,200 S.F.
BUILDING HEIGHT:	27
BUILDING TO LOT COVERAGE:	21,200/96,700= .219 -> 21.9%
BUILDING REQUIRED PARKING:	COMMERCIAL: 1/250 S.F. = 85 SPACES
BUILDING PARKING PROVIDED:	94
IMPERVIOUS AREA:	75,076 S.F.
LANDSCAPE AREA REQUIRED:	22.4% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	21,624

TREE REPLACEMENT NOTE

① TREE TO BE PLANTED A MINIMUM OF FIVE FEET FROM WATER & SEWER LINE.

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 and Zoning Commission of the City of Rockwall on the ____ day of _____, 2021.

Witness our hands this ____ day of _____, 2021.

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NUMBER: SP2020-027

RECORD DRAWINGS

Drawing: T:\Projects\RNP20523\Eng-CAD\Drawings\13 - TREESCAPE PLAN.dwg at May 26, 2023 - 9:08am by tlomson
Layout: 16 TREE PRESERVATION PLAN - RNP 20523 - X - BASE.dwg - RNP 20523 - PD - CRD.dwg

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scale
when bar is
1 inch long
horiz
1"=40"
vert
N/A
MAY 2023

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City of RockWall, Texas

Improvements for
6601 HORIZON ROAD

TREE PRESERVATION PLAN

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RNP20523

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