CIVIL CONSTRUCTION PLANS

BARRETT HEIGHTS SITE IMPROVEMENTS

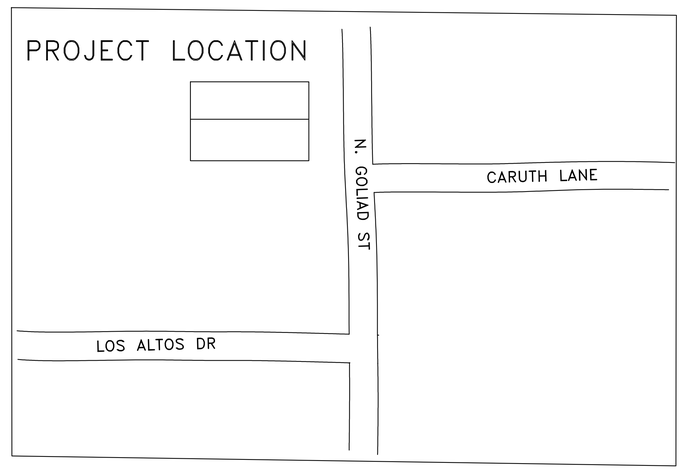
GREEN VALLEY SUBDIVISION LOTS 1 & 2

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

GENERAL NOTES
(APPLICABLE TO ALL SHEETS)

1. Excavated material shall be placed as directed by the Owner.
2. Construction shall meet the requirements of the latest revision of the Standards of Design and Standard Details for the City of Rockwall & NTCOG Standards, 5TH Edition.
3. All fill areas to be density controlled and compacted to 95% density at optimum moisture content. Compacted with sheep foot roller.
4. Pavement thickness and strength shall be as follows:
   Fire Lanes.....7"
   Parking areas.....5"
   3600 psi at 28 days and reinforced with No. 4 bar at 18" centers each way using a 6 sack mix for machine pour and a 6-1/2 sack mix for hand pour.
5. All street subgrade shall be moisture controlled and compacted to 95% standard proctor density.
6. It shall be the responsibility of the Contractor to locate and verify all existing utilities prior to the beginning of construction to insure no conflicts between all utility lines.
7. Where water pipelines either cross or otherwise come within 9 feet of a sanitary sewer pipeline, the sewer pipeline shall be with a minimum working pressure Class 150 psi.
8. All water lines installed to be PVC pipe C900 conforming to AWWA DR14 Standard C-900, fitting shall be mechanical or O-ring.
9. All water lines are to be installed a minimum of 48" deep measured from top of pipe.
10. All storm inlets shall be cast-in-place with a minimum of 4200 psi and 7.0 sack for all structures.
11. Utility contractor shall use MEGALUGS when installing the water line and double strap services when installing the services.
12. Water services shall be a minimum of 1" SDR-9 polyethelene pipe installed with two in-line nylon ball cutoff valves inside the meter box. Corporation cock shall be Muellar No. H-15000 w/ straight coupling nut or approved equal. Curb stops shall be Muellar No. H-15174 MK oriseal or approved equal.
13. All water lines shall be pressure tested and disinfected in accordance with AWWA C 601.
14. All gate valves shall be Muellar or approved equal and conform to AWWA C-500 specifications. All gate valves shall be iron body, bronze mounted, double disk, parallel seat, non-rising stem, internal wedging type.
15. All fire hydrants shall be located 2' to 6' behind curb line. All fire hydrants shall be Muellar or approved equal.
16. All handicap ramps shall be installed with paving.
17. Contractor is responsible for acquiring NTCOG and Rockwall Standards and Details.
18. Blue EMS disk to installed at every change in direction, services, and valves on waterlines
19. Green EMS disks to installed at every change in direction, manhole, cleanout, and service on sanitary sewer lines..
20. Floodway monument shall be installed per City of Rockwall detail.
21. All gravity sewer shall be SDR 35, unless otherwise noted and in conformance with City of Rockwall Standards.
22. All TxDOT & CITY right-of-way to be sodded.
23. Contractor to adjust all proposed utilities to grade.



LOCATION MAP
NTS

SHEET INDEX

1.0 COVER SHEET
1.1 FINAL PLAT
1.2 CITY OF ROCKWALL GENERAL CONSTRUCTION NOTES
2.0 SITE & LANDSCAPING PLAN
2.1 TREE PRESERVATION PLAN
3.0 DIMENSION CONTROL PLAN
4.0 DRAINAGE AREA MAP
5.0 STORMWATER DETENTION CALCULATIONS
6.0 WEIR DETAIL, DRAINAGE PILOT FLUME DETAIL
7.0 GRADING PLAN
8.0 EROSION CONTROL PLAN
8.1 EROSION CONTROL DETAILS
8.2 PAVING DETAILS

BARRETT HEIGHTS SITE IMPROVEMENTS

GENERAL NOTES
(APPLICABLE TO ALL SHEETS)

1. ALL WORKS ON THIS PROJECT/CONTRACT SHALL COMPLY WITH ALL THE REQUIREMENTS OF CITY OF ROCKWALL AND AUTHORITIES HAVING JURISDICTION.

REVISED TO CONFORM TO CONSTRUCTION RECORDS.
DATE: 6-15-24

CAUTION!!!

UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY THE VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTER SHALL PRESERVE AND PROTECT ALL EXISTING FACILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTER TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE.

NOTE:
CONTRACTOR TO VERIFY IN THE FIELD THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INFORMATION PROVIDED WITHIN THESE PLANS DOES NOT RELIEVE THE CONTRACTOR OF THE FULL AND TOTAL RESPONSIBILITY FOR THE PROTECTION OF EXISTING UTILITIES NOR ANY DAMAGES CAUSED BY SAID CONTRACTOR DURING CONSTRUCTION.

TEXAS ONE CALL SYSTEM, INC
1-800-245-4545
STOP-CALL BEFORE YOU DIG!

CIVIL ENGINEER
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SURVEYOR
JAMES M. ANDERSON
1195 LAKE GLENN CIRCLE
ROCKWALL, TEXAS 75087
(214)548-2042

OWNER
HOWARD BARRETT
1203 N. GOLIAD
ROCKWALL, TEXAS 75087
(972)722-8292

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS P.E. NO. 60102, F-886, ON APRIL 29, 2023

W.L. DOUPHRATE II
60102
REGISTERED PROFESSIONAL ENGINEER

APRIL, 2023

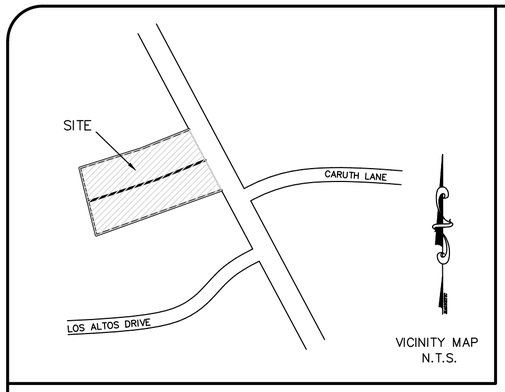
NOTE:

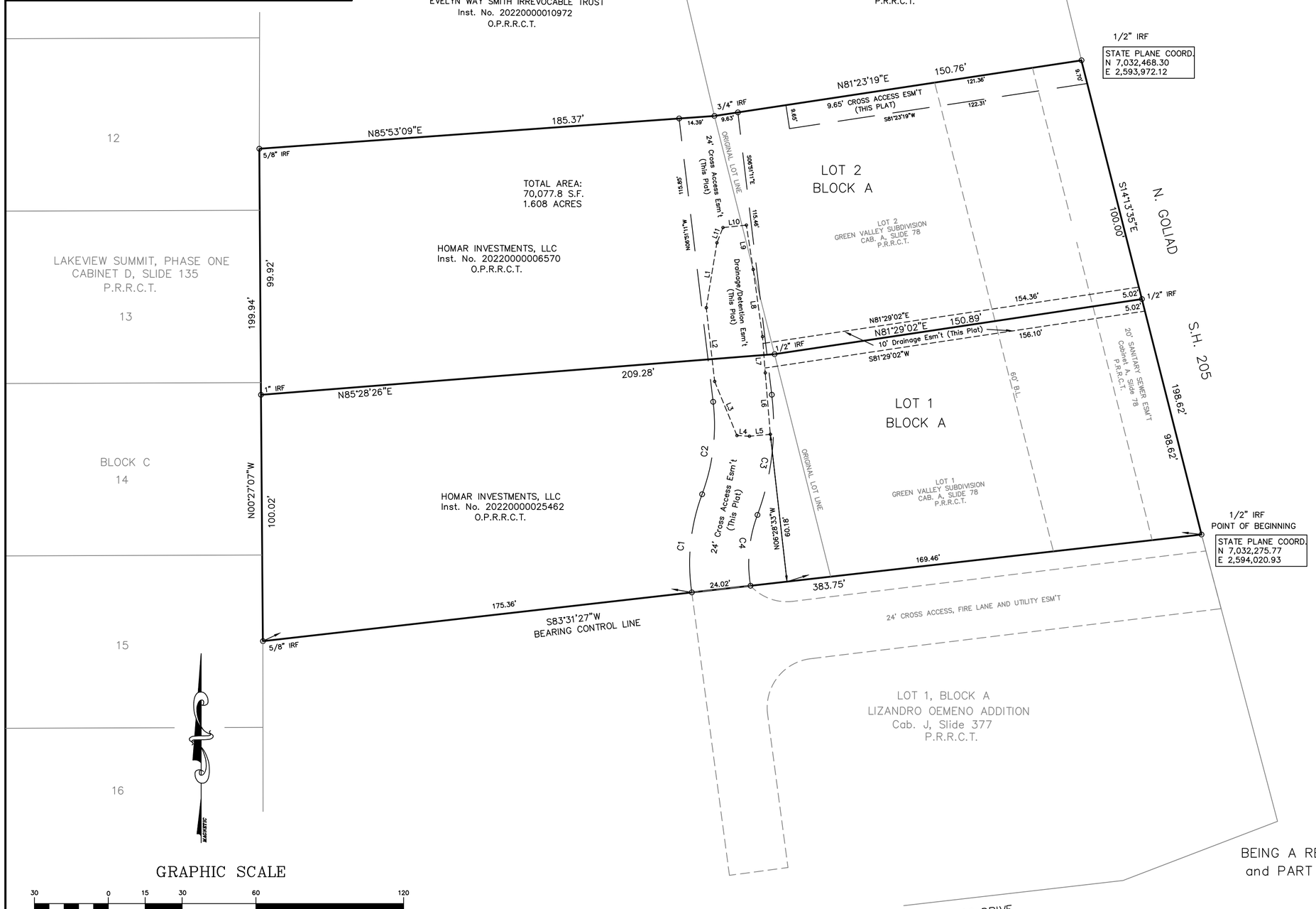
1) Bearings shown are base on NAD 83 Texas North Central Zone.

FLOODZONE CERIFICATE:
As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, no portion of the property shown hereon lies with a Special Flood Hazard Area (100 Year Flood), Map dated 09/26/2008 Community Panel No. 84397C0030L.

LEGEND:

IRFC = IRON ROD FOUND WITH CAP
CUT X = FOUND CUT X IN CONCRETE
P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
U.E. = UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY





LINE TABLE		
LINE	LENGTH	BEARING
L1	26.71	S09°18'21"W
L2	30.12	S06°29'09"E
L3	23.76	S22°23'08"E
L4	5.06	S86°37'37"E
L5	8.55	N84°49'36"E
L6	25.05	N04°44'18"W
L7	14.73	N04°15'50"W
L8	27.56	N07°53'41"W
L9	18.21	N08°48'03"W
L10	9.55	S84°02'19"W
L11	6.65	S21°47'47"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD
C1	40.51	80.00	N05°59'00"E	40.07
C2	38.18	80.00	N06°49'03"E	37.81
C3	49.63	104.00	S06°49'03"W	49.16
C4	29.21	56.00	S05°32'40"W	28.88

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

FINAL PLAT
BARRETT HEIGHTS

2 LOTS

BEING A REPLAT OF LOTS 1 AND 2. GREEN VALLEY SUBDIVISION
and PART OF THE JOHN HB JONES SURVEY, ABSTRACT No. 124
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY:
JAMES M. ANDERSON
1195 LAKE GLEN CIRCLE
ROCKWALL, TEXAS 75087
214-548-2042
jma90266@gmail.com

Engineer:
Douphrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

OWNER:
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292

CITY CASE No. _____

Date: 5-03-2023

OWNERS CERTIFICATE:

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, HOWARD BARRETT, being the owner of Lots 1 and 2 of GREEN VALLEY SUBDIVISION as recorded in Cabinet A, Slide 78 of the Plat Records of Rockwall County, Texas and a part of the John HB JONES SURVEY, ABSTRACT No. 124, ROCKWALL COUNTY, TEXAS by deeds recorded in Instrument Numbers 20220000025462 and 20220000006570 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) to HOMAR INVESTMENTS, LLC and being more particularly described as follows:

BEGINNING at a $\frac{1}{2}$" iron rod found on the west right–of–way line of North Goliad Street (S.H. 205), said point being the southeast corner of Lot 1 of said GREEN VALLEY SUBDIVISION and the northeast corner of Lot 1, Block A of the LIZANDRO OEMENO ADDITION, an addition to the City of Rockwall as recorded in Cabinet J, Slide 377 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE South 83°31'27" West along the south line of Lot 1 of said GREEN VALLEY SUBDIVISION and the north line of said LIZANDRO OEMENO ADDITION, a distance of 383.75' to a $\frac{5}{8}$" iron rod found at the northwest corner of said OEMENO ADDITION, said point also being of the east line of Lot 15, Block C of the LAKEVIEW SUMMIT PHASE ONE ADDITION, an addition recorded in Cabinet D, Slide 135 P.R.R.C.T.;

THENCE North 00°27'07" West along the east line of said LAKEVIEW SUMMIT ADDITION, passing at 100.02' a 1" iron rod found for the northwest corner of the said HOMAR INVESTMENTS, LLC tract Instrument No. 20220000025462 and the southwest corner of said HOMAR INVESTMENTS, LLC tract Instrument No. 20220000006570, a total distance of 199.94' to a $\frac{5}{8}$" iron rod found on the east line of Lot 12, Block C of said LAKEVIEW SUMMIT ADDITION and the southwest corner of a tract of land conveyed to the TRUSTEES OF EVELYN WAY SMITH IRREVOCABLE TRUST as recorded in Instrument No. 20220000010972, Official Public Records of Rockwall County, Texas;

THENCE North 85°53'09" East along the north line of said HOMAR INVESTMENTS, LLC tract and the south line of said EVELYN WAY SMITH tract, a distance of 185.37' to a $\frac{1}{2}$" iron rod found for a corner, said point being the northwest corner of Lot 2 of the said GREEN VALLEY SUBDIVISION;

THENCE North 81°23'19" East a distance of 150.76' to a $\frac{1}{2}$" iron rod found for the northeast corner of said Lot 2 and said point being on the west right–of–way line of said North Goliad Street (S.H. 205);

THENCE South 14°13'35" East along said west right–of–way line and passing at 100.00' to northeast corner of Lot 1 of said GREEN VALLEY SUBDIVISION a total distance of 198.62' to the POINT OF BEGINNING and containing 70,077.80 square feet or 1.608 acres of land.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of steers in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by the 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 o the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which the property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewer, and alleys, all according to the specifications of the City of Rockwall; or
   Until an escrow deposit, sufficient to pay for the cost o such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such a 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 s 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 tor the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. Property owners are responsible for maintenance, repair, and replacement of all retaining walls and drainage and detention systems in easements.

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

FOR: BARRETT HEIGHTS

_____

By:

FOR: _____(LIEN HOLDER)

BY: _____NAME: _____

TITLE: _____

APPROVAL CERTIFICATE

_____ _____

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____,2023.

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 and eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____ 2023.

_____ _____ _____

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I Rudy Rangel, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY _____ ,2023.

_____

RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5664
TBPLS No. 10077100

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my han and seal of office, this _____ day of _____, 2023.

_____

Notary Signature

Engineer:
Douphrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214–771–9004

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214–325–8026
Rangellandsurvey@swb.com

OWNER:
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972–722–8292

FINAL PLAT
BARRETT HEIGHTS

2 LOTS

BEING A REPLAT OF LOTS 1 AND 2. GREEN VALLEY SUBDIVISION
and PART OF THE JOHN HB JONES SURVEY, ABSTRACT No. 124
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CITY CASE No. _____

Date: 5–03–2023

GENERAL ITEMS

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

EROSION CONTROL & VEGETATION

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

TRAFFIC CONTROL

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

UTILITY LINE LOCATES

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

WATER LINE NOTES

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

WASTEWATER LINE NOTES

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

GENERAL CONSTRUCTION NOTES
Sheet 1 of 2
October 2020

CITY OF ROCKWALL
ENGINEERING DEPARTMENT

385 S. Goliad
Rockwall, Texas 75087

P (972) 771-7746
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DEMOLITION, REMOVAL, DISPOSAL AND EXCAVATION NOTES

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

PAVING AND GRADING

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

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

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

DRAINAGE / STORM SEWER NOTES

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

RETAINING WALLS

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

FINAL ACCEPTANCE AND RECORD DRWINGS/AS-BUILTS

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

GENERAL CONSTRUCTION NOTES
Sheet 2 of 2
October 2020

CITY OF ROCKWALL
ENGINEERING DEPARTMENT

385 S. Goliad
Rockwall, Texas 75087

P (972) 771-7746
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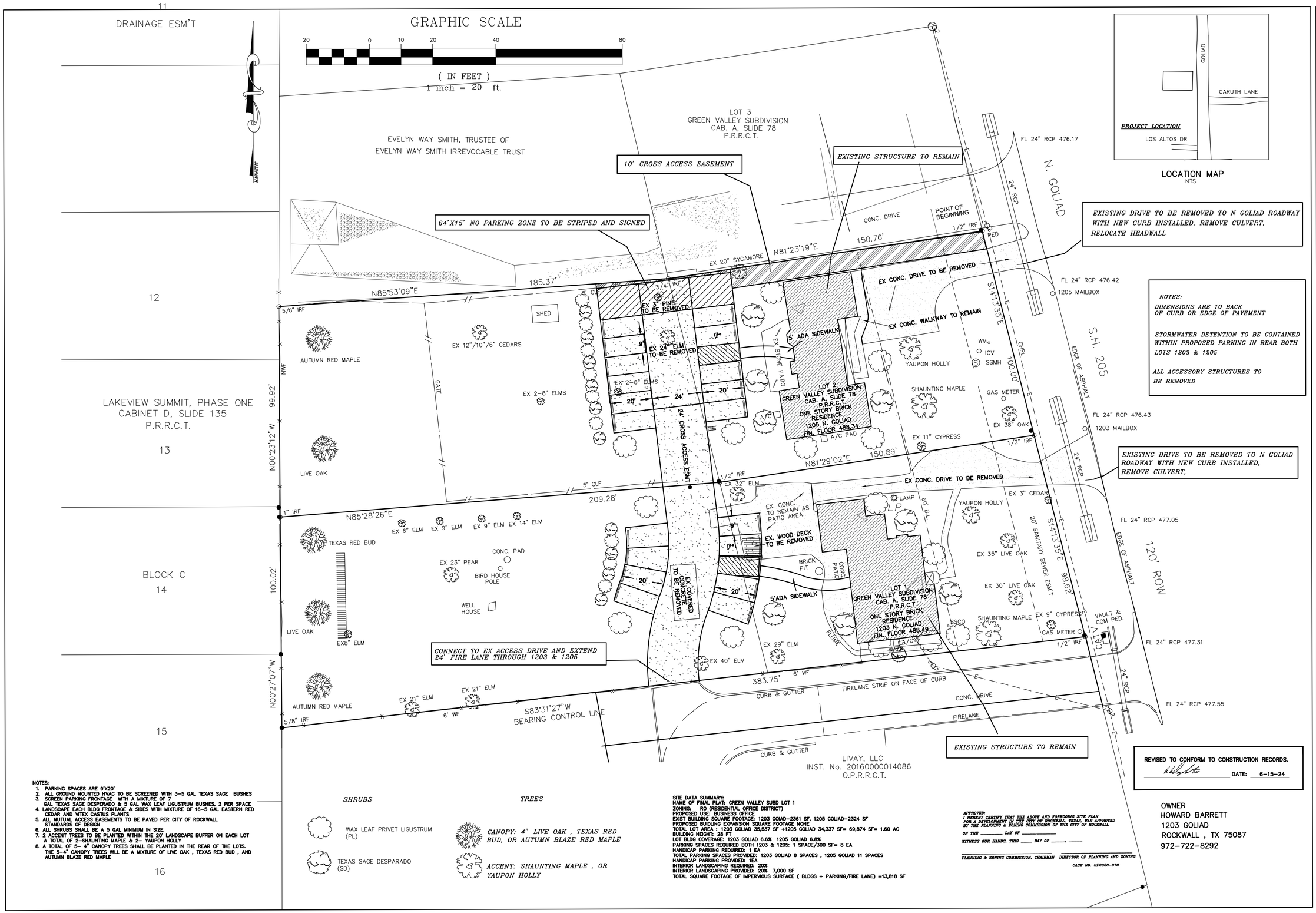
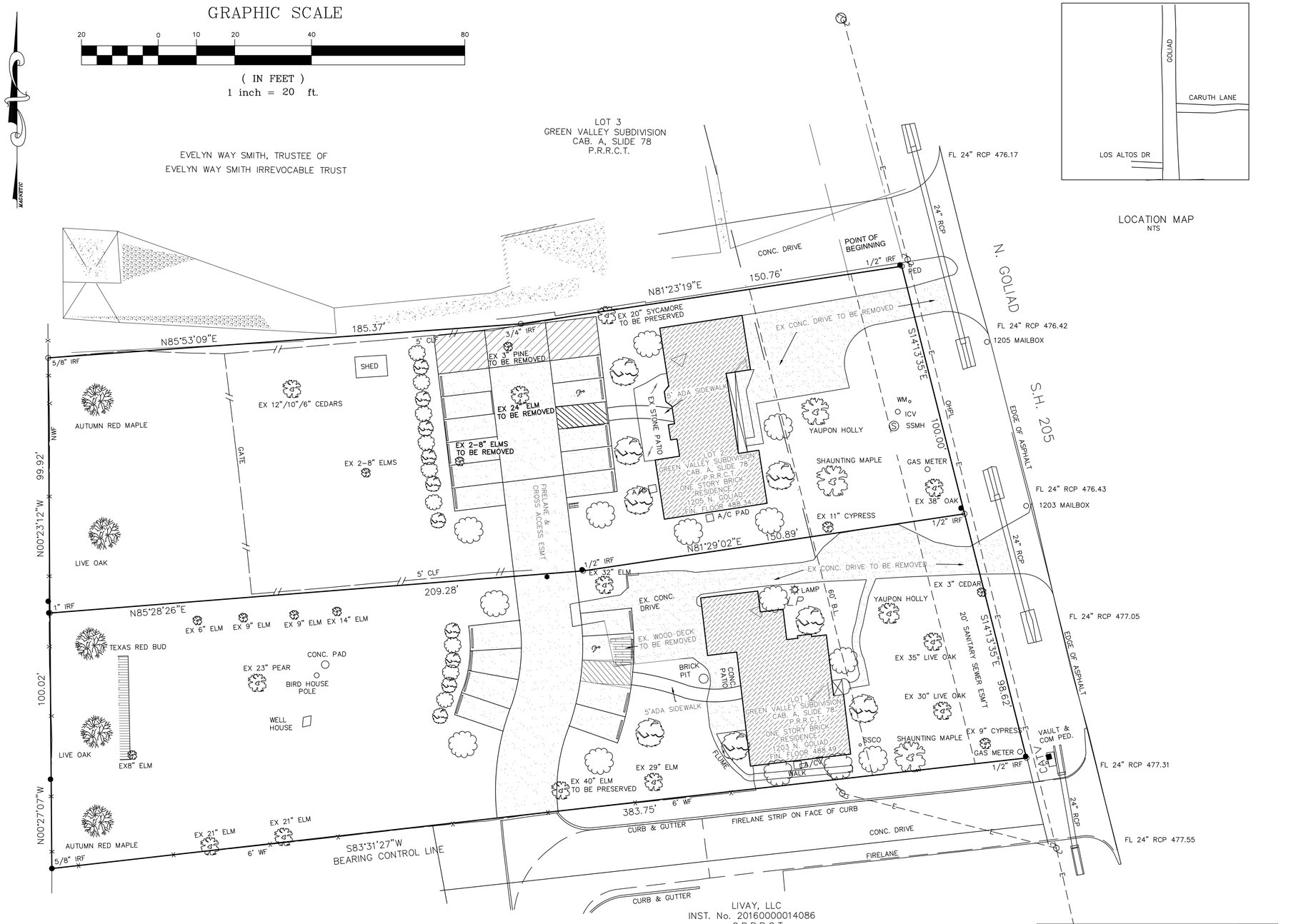

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
DRAINAGE ESM'T
EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST
LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.
10' CROSS ACCESS EASEMENT
EXISTING STRUCTURE TO REMAIN
64'X15' NO PARKING ZONE TO BE STRIPED AND SIGNED
EXISTING DRIVE TO BE REMOVED TO N GOLIAD ROADWAY WITH NEW CURB INSTALLED, REMOVE CULVERT, RELOCATE HEADWALL
LOCATION MAP
NTS
PROJECT LOCATION
LOS ALTOS DR
GOLIAD
CARUTH LANE
N. GOLIAD
S.H. 205
120' ROW
LAKEVIEW SUMMIT, PHASE ONE
CABINET D, SLIDE 135
P.R.R.C.T.
BLOCK C
LIVAY, LLC
INST. No. 20160000014086
O.P.R.R.C.T.
S83°31'27"W
BEARING CONTROL LINE
CONNECT TO EX ACCESS DRIVE AND EXTEND 24' FIRE LANE THROUGH 1203 & 1205
EX CONC. DRIVE TO BE REMOVED
EX CONC. WALKWAY TO REMAIN
EX. CONC. TO REMAIN AS PATIO AREA
EX. WOOD DECK TO BE REMOVED
EX COVERED CONCRETE TO BE REMOVED
EX 3" PINE TO BE REMOVED
EX 24" ELM TO BE REMOVED
5' ADA SIDEWALK
LOT 2
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.
ONE STORY BRICK
RESIDENCE
1205 N. GOLIAD
FIN. FLOOR 488.34
LOT 1
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.
ONE STORY BRICK
RESIDENCE
1203 N. GOLIAD
FIN. FLOOR 488.49
24' CROSS ACCESS EASMT
EXISTING DRIVE TO BE REMOVED TO N GOLIAD ROADWAY WITH NEW CURB INSTALLED, REMOVE CULVERT,
EXISTING STRUCTURE TO REMAIN
FIRELANE STRIP ON FACE OF CURB
CURB & GUTTER
FIRELANE
CONC. DRIVE
EDGE OF ASPHALT
FL 24" RCP 476.17
FL 24" RCP 476.42
FL 24" RCP 476.43
FL 24" RCP 477.05
FL 24" RCP 477.31
FL 24" RCP 477.55
1205 MAILBOX
1203 MAILBOX
POINT OF BEGINNING
CONC. DRIVE
SHED
AUTUMN RED MAPLE
EX 12"/10"/6" CEDARS
EX 2-8" ELMS
LIVE OAK
TEXAS RED BUD
EX 23" PEAR
CONC. PAD
BIRD HOUSE POLE
WELL HOUSE
EX8" ELM
EX 6" ELM
EX 9" ELM
EX 14" ELM
EX 21" ELM
EX 32" ELM
EX 40" ELM
EX 29" ELM
EX 11" CYPRESS
EX 38" OAK
EX 35" LIVE OAK
EX 30" LIVE OAK
EX 9" CYPRESS
EX 3" CEDAR
YAUPON HOLLY
SHAUNTING MAPLE
GAS METER
VAULT & COM PED.
LAMP
BRICK PIT
CONC. PATIO
EX STONE PATIO
A/C PAD
WM
ICV
SSMH
ESCO
FLUME
20' SANITARY SEWER ESM'T
N85°53'09"E
185.37'
N81°23'19"E
150.76'
N81°29'02"E
150.89'
N85°28'26"E
209.28'
S14°13'35"E
98.62'
S14°13'35"E
100.00'
383.75'
N00°23'12"W
99.92'
N00°27'07"W
100.02'
5/8" IRF
1/2" IRF
3/4" IRF
1" IRF
6' WF
5' CLF
NOTES:
1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 7 GAL TEXAS SAGE DESPERADO & 5 GAL WAX LEAF LIGUSTRUM BUSHES, 2 PER SPACE
4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH MIXTURE OF 16-5 GAL EASTERN RED CEDAR AND VITEX CASTUS PLANTS
5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
7. 2 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER ON EACH LOT A TOTAL OF 2-SHAUNTING MAPLE & 2- YAUPON HOLLY
8. A TOTAL OF 5- 4" CANOPY TREES SHALL BE PLANTED IN THE REAR OF THE LOTS. THE 5-4" CANOPY TREES WILL BE A MIXTURE OF LIVE OAK , TEXAS RED BUD , AND AUTUMN BLAZE RED MAPLE
SHRUBS
WAX LEAF PRIVET LIGUSTRUM (PL)
TEXAS SAGE DESPARADO (SD)
TREES
CANOPY: 4" LIVE OAK , TEXAS RED BUD, OR AUTUMN BLAZE RED MAPLE
ACCENT: SHAUNTING MAPLE , OR YAUPON HOLLY
SITE DATA SUMMARY:
NAME OF FINAL PLAT: GREEN VALLEY SUBD LOT 1
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1203 GOIAD-2361 SF, 1205 GOIAD-2324 SF
PROPOSED BUIDLING EXPANSION SQUARE FOOTAGE NONE
TOTAL LOT AREA : 1203 GOIAD 35,537 SF +1205 GOIAD 34,337 SF= 69,874 SF= 1.60 AC
BUILDING HEIGHT: 28 FT
LOT BLDG COVERAGE: 1203 GOIAD 6.6% 1205 GOIAD 6.8%
PARKING SPACES REQUIRED BOTH 1203 & 1205: 1 SPACE/300 SF= 8 EA
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 1203 GOIAD 8 SPACES , 1205 GOIAD 11 SPACES
HANDICAP PARKING PROVIDED: 1EA
INTERIOR LANDSCAPING REQUIREDI: 20%
INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE) =13,818 SF
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL
ON THE _____ DAY OF _____
WITNESS OUR HANDS, THIS _____ DAY OF _____, _____
PLANNING & ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING AND ZONING
CASE NO. SP2023-010
REVISED TO CONFORM TO CONSTRUCTION RECORDS.
DATE: 6-15-24
OWNER
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, F-886, TBPE DATE: MARCH 10, 2023
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005
SITE & LANDSCAPING PLAN
BARRETT HEIGHTS
1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
REVISION
W.L.D.
CHECKED
W.L.D.
DRAWN
SCALE
1"=20' H
1"= V
DATE MAR 10, 2023
23010 SITE PL
PROJECT
10



LOCATION MAP
NTS

LANDSCAPING NOTES:
1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
7. 2 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER ON EACH LOT A TOTAL OF 2-SHAUNTING MAPLE & 2- YAUPON HOLLY
8. A TOTAL OF 5-4" CANOPY TREES SHALL BE PLANTED IN THE REAR OF THE LOTS. THE 5-4" CANOPY TREES SHALL BE A MIXTURE OF LIVE OAK, TEXAS RED BUD, AUTUMN BLAZE RED MAPLE

SHRUBS

WAX LEAF PRIVET LIGUSTRUM (PL)

TEXAS SAGE DESPARADO (SD)

TREES

CANOPY: 4" LIVE OAK , TEXAS RED BUD, OR AUTUMN BLAZE RED MAPLE

ACCENT: SHAUNTING MAPLE , OR YAUPON HOLLY

TREE MITIGATION NOTES SUMMARY:
TOTAL EXIST SPECIMEN TREES TO BE PRESERVED:
1- 30" OAK
1- 38" OAK
1- 35" OAK
3- 8" ELM
2- 9" ELM
1- 6" ELM
2- 21" ELM
1- 29" ELM
1- 14" ELM
1- 32" ELM
1- 40" ELM
TOTAL INCHES PRESERVED = 308"

TOTAL SPECIMEN TREES TO BE REMOVED:
1- 24" ELM
2- 8" ELM
TOTAL INCHES REMOVED = 40"

TOTAL 20% MITIGATION TREE BALANCE:
TOTAL INCHES PRESERVED = 308"
TOTAL INCHES REMOVED = 40"
TOTAL PRESERVATION CREDITS = 40 X .2 = 8 PRESERVATION CREDITS
TOTAL NET INCHES TO MITIGATE = 40 - 8 = 32"
TOTAL SPECIMEN TREE INCHES PRESERVED EXCEED NET INCHES TO MITIGATE THEREFORE NO MITIGATION IS REQUIRED.

REVISED TO CONFORM TO CONSTRUCTION RECORDS.
DATE: 6-15-24

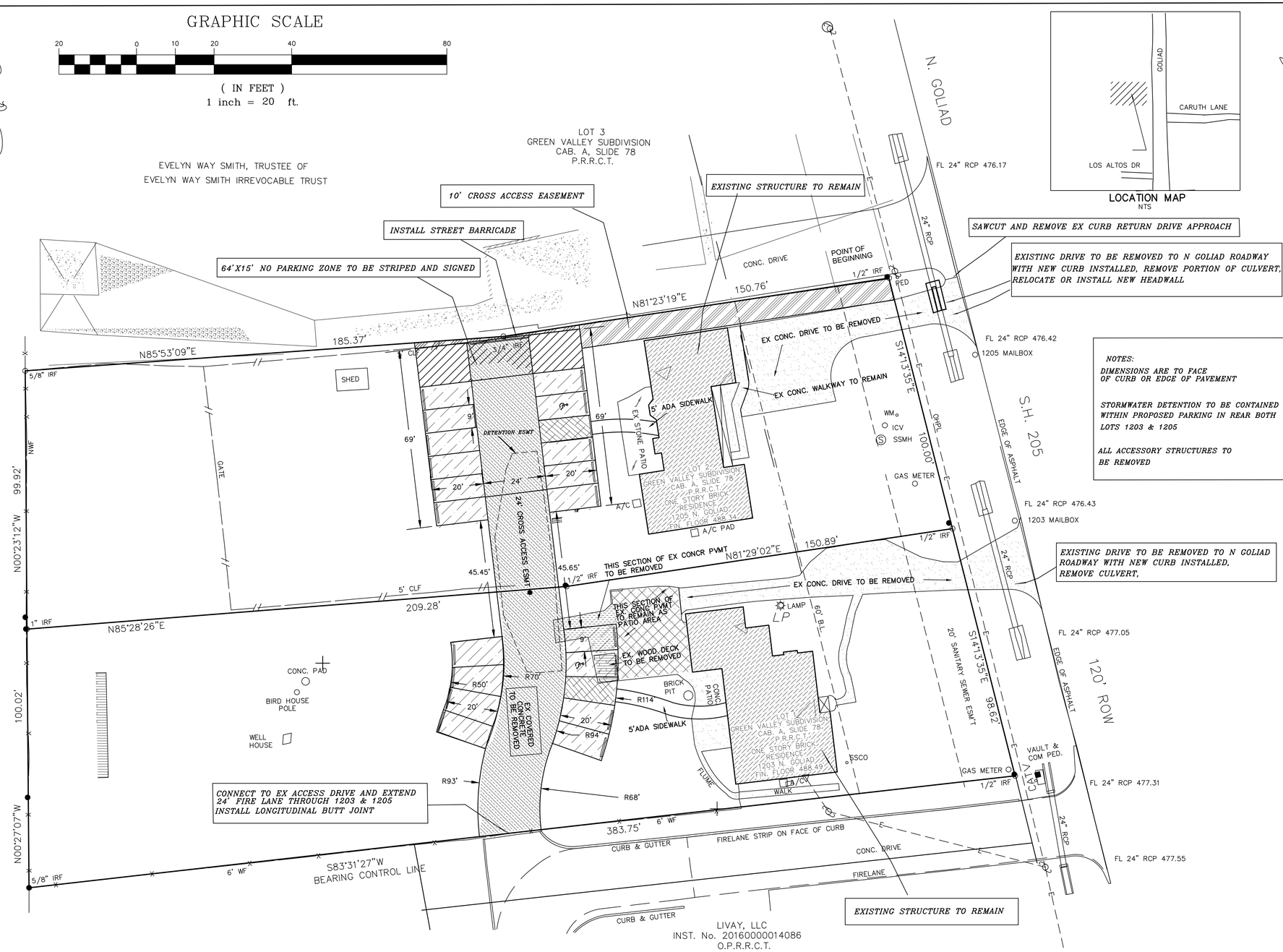
OWNER
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM L. DOUPHRATE P.E. NO. 60102, F-886, QW DATE: MARCH 10, 2023

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

TREE PRESERVATION / MITIGATION PLAN
HOWARD BARRETT COMMERCIAL
1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION
CHECKED W.L.D.
DRAWN W.L.D.
SCALE 1"=20' H 1"= V
DATE MAR 10, 2023
PROJECT 23010 TREE
21



PROPOSED PAVING SPECIFICATIONS

7" PAVING 3600 PSI CONCR. NO. 4 BAR ON 18" CENTERS SEE ROCKWALL GENERAL CONSTR NOTES SH. 2 OF 2
6" SUBGRADE SHALL BE MOISTURE CONTROLLED AND COMPACTED TO 95% STANDARD MOISTURE DENSITY

5" PAVING 3600 PSI CONCR. NO. 4 BAR ON 18" CENTERS SEE ROCKWALL GENERAL CONSTR NOTES SH. 2 OF 2
6" SUBGRADE SHALL BE MOISTURE CONTROLLED AND COMPACTED TO 95% STANDARD MOISTURE DENSITY

NOTES:

DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT

STORMWATER DETENTION TO BE CONTAINED WITHIN PROPOSED PARKING IN REAR BOTH LOTS 1203 & 1205

ALL ACCESSORY STRUCTURES TO BE REMOVED

REVISED TO CONFORM TO CONSTRUCTION RECORDS.
DATE: 6-15-24

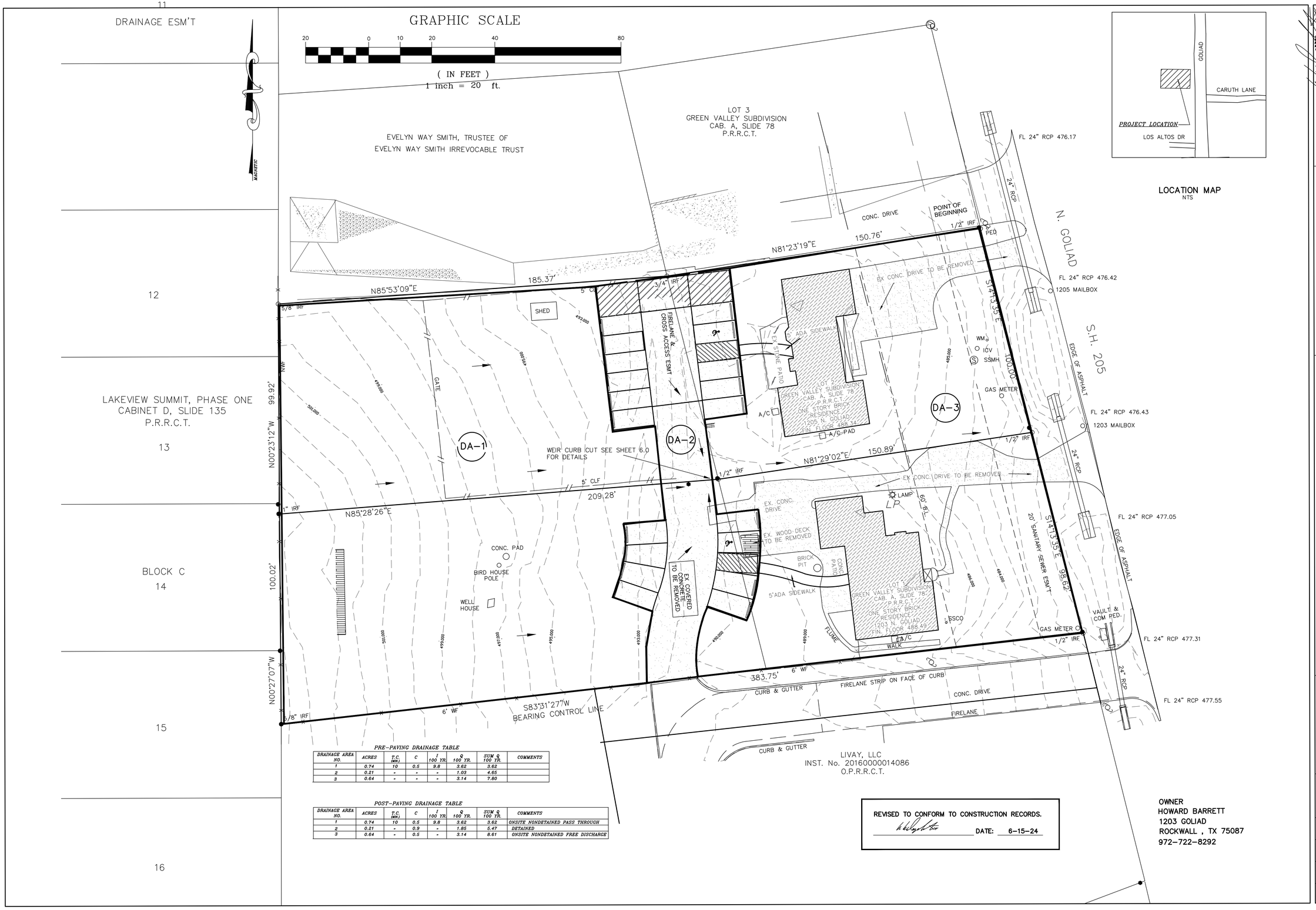
OWNER
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, F-886, ON DATE: MARCH 10, 2023

DIMENSION CONTROL PLAN
HOWARD BARRETT COMMERCIAL
1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	
SCALE	1"=20' H 1"= V
DATE	MAR 10, 2023
PROJECT	23010 DIM PL



PRE-PAVING DRAINAGE TABLE

DRAINAGE AREA NO.	ACRES	T.C. (min)	C	I 100 YR.	Q 100 YR.	SUM Q 100 YR.	COMMENTS
1	0.74	10	0.5	9.8	3.62	3.62	
2	0.21	-	-	-	1.03	4.65	
3	0.64	-	-	-	3.14	7.80	

POST-PAVING DRAINAGE TABLE

DRAINAGE AREA NO.	ACRES	T.C. (min)	C	I 100 YR.	Q 100 YR.	SUM Q 100 YR.	COMMENTS
1	0.74	10	0.5	9.8	3.62	3.62	ONSITE NONDETAINED PASS THROUGH
2	0.21	-	0.9	-	1.85	5.47	DETAINED
3	0.64	-	0.5	-	3.14	8.61	ONSITE NONDETAINED FREE DISCHARGE

REVISED TO CONFORM TO CONSTRUCTION RECORDS.
DATE: 6-15-24

OWNER
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292

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DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

DRAINAGE AREA MAP
BARRETT HEIGHTS
1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	W.L.D.
SCALE	1"=20' H 1"= V
DATE	MAR 10, 2023
PROJECT	23010 SITE PL
	4.0

DETENTION 1 - 5 YEAR STORM

Present Conditions

Q=CIA	
A =	0.21
C =	0.5
Tc =	10
I5 =	6.1
Q_5 =	0.6405

Future Conditions (Developed)		Offsite Conditions (Undeveloped)		Bypass	
A =	0.21	A =	0.74	A=	0
Aadj=	0.21				
C =	0.9	C =	0.5	C=	0.9
Tc =	10	Tc =	10	Tc=	10
I5 =	6.1	I5 =	6.1	I5 =	6.1
Q5 =	1.1529	Q5 =	2.257	Q5 =	0

Flow for Storm Durations (Developed)				Flow for Storm Durations (Offsite)			
Time	I	C	Q	Time	I	C	Q
10 min	6.1	0.9	1.1529	10 min	6.1	0.5	2.257
15 min	5.5	0.9	1.0395	15 min	5.5	0.5	2.035
20 min	4.9	0.9	0.9261	20 min	4.9	0.5	1.813
30 min	4.1	0.9	0.7749	30 min	4.1	0.5	1.517
40 min	3.4	0.9	0.6426	40 min	3.4	0.5	1.258
50 min	2.8	0.9	0.5292	50 min	2.8	0.5	1.036
60 min	2.6	0.9	0.4914	60 min	2.6	0.5	0.962
70 min	2.4	0.9	0.4536	70 min	2.4	0.5	0.888
80 min	2.3	0.9	0.4347	80 min	2.3	0.5	0.851
90 min	2.1	0.9	0.3969	90 min	2.1	0.5	0.777
100 min	1.9	0.9	0.3591	100 min	1.9	0.5	0.703
110 min	1.8	0.9	0.3402	110 min	1.8	0.5	0.666

Storage Calculations

10 min			
Inflow	2045.94	Storage	307.44
Outflow	1738.5		
15 min			
Inflow	2767.05	Storage	593.925
Outflow	2173.125		
20 min			
Inflow	3286.92	Storage	679.17
Outflow	2607.75		
30 min			
Inflow	4125.42	Storage	648.42
Outflow	3477		
40 min			
Inflow	4561.44	Storage	215.19
Outflow	4346.25		
50 min			
Inflow	4695.6	Storage	-519.9
Outflow	5215.5		
60 min			
Inflow	5232.24	Storage	-852.51
Outflow	6084.75		
70 min			
Inflow	5634.72	Storage	-1319.28
Outflow	6954		
80 min			
Inflow	6171.36	Storage	-1651.89
Outflow	7823.25		
90 min			
Inflow	6339.06	Storage	-2353.44
Outflow	8692.5		
100 min			
Inflow	6372.6	Storage	-3189.15
Outflow	9561.75		
110 min			
Inflow	6037.2	Storage	-4393.8
Outflow	10431		

DETENTION 1 - 10 YEAR STORM

Present Conditions

Q=CIA	
A =	0.21
C =	0.5
Tc =	10
I_{10} =	7.2
Q_{10} =	0.756

Future Conditions (Developed)		Offsite Conditions (Undeveloped)		Bypass	
A =	0.21	A =	0.74	A=	
Aadj=	0.21				
C =	0.9	C =	0.5	C=	0.9
Tc =	10	Tc =	10	Tc=	10
I_{10} =	7.2	I_{10} =	7.2	I_{10} =	7.1
Q_{10} =	1.3608	Q_{10} =	2.664	Q_{10} =	0

Flow for Storm Durations (Developed)				Flow for Storm Durations (Offsite)			
Time	I	C	Q	Time	I	C	Q
10 min	7.1	0.9	1.3419	10 min	7.1	0.5	2.627
15 min	6.5	0.9	1.2285	15 min	6.5	0.5	2.405
20 min	5.9	0.9	1.1151	20 min	5.9	0.5	2.183
30 min	4.8	0.9	0.9072	30 min	4.8	0.5	1.776
40 min	4	0.9	0.756	40 min	4	0.5	1.48
50 min	3.5	0.9	0.6615	50 min	3.5	0.5	1.295
60 min	3	0.9	0.567	60 min	3	0.5	1.11
70 min	2.8	0.9	0.5292	70 min	2.8	0.5	1.036
80 min	2.6	0.9	0.4914	80 min	2.6	0.5	0.962
90 min	2.5	0.9	0.4725	90 min	2.5	0.5	0.925
100 min	2.4	0.9	0.4536	100 min	2.4	0.5	0.888
110 min	2.3	0.9	0.4347	110 min	2.3	0.5	0.851

Storage Calculations

10 min			
Inflow	2381.34	Storage	329.34
Outflow	2052		
15 min			
Inflow	3270.15	Storage	705.15
Outflow	2565		
20 min			
Inflow	3957.72	Storage	879.72
Outflow	3078		
30 min			
Inflow	4829.76	Storage	725.76
Outflow	4104		
40 min			
Inflow	5366.4	Storage	236.4
Outflow	5130		
50 min			
Inflow	5869.5	Storage	-286.5
Outflow	6156		
60 min			
Inflow	6037.2	Storage	-1144.8
Outflow	7182		
70 min			
Inflow	6573.84	Storage	-1634.16
Outflow	8208		
80 min			
Inflow	6976.32	Storage	-2257.68
Outflow	9234		
90 min			
Inflow	7546.5	Storage	-2713.5
Outflow	10260		
100 min			
Inflow	8049.6	Storage	-3236.4
Outflow	11286		
110 min			
Inflow	7714.2	Storage	-4597.8
Outflow	12312		

DETENTION 1 - 25 YEAR STORM

Present Conditions

Q=CIA	
A =	0.21
C =	0.5
Tc =	10
I25 =	8.2
Q25 =	0.861

Future Conditions (Developed)		Offsite Conditions (Undeveloped)		Bypass	
A =	0.21	A =	0.74	A=	0
Aadj=	0.21				
C =	0.9	C =	0.5	C=	0.9
Tc =	10	Tc =	10	Tc=	10
I25 =	8.2	I25 =	8.2	I25 =	8.3
Q25 =	1.5498	Q25 =	3.034	Q25 =	0

Flow for Storm Durations (Developed)				Flow for Storm Durations (Offsite)			
Time	I	C	Q	Time	I	C	Q
10 min	8.3	0.9	1.5687	10 min	8.3	0.5	3.071
15 min	7.5	0.9	1.4175	15 min	7.5	0.5	2.775
20 min	6.6	0.9	1.2474	20 min	6.6	0.5	2.442
30 min	5.5	0.9	1.0395	30 min	5.5	0.5	2.035
40 min	4.6	0.9	0.8694	40 min	4.6	0.5	1.702
50 min	4	0.9	0.756	50 min	4	0.5	1.48
60 min	3.5	0.9	0.6615	60 min	3.5	0.5	1.295
70 min	3.3	0.9	0.6237	70 min	3.3	0.5	1.221
80 min	3.1	0.9	0.5859	80 min	3.1	0.5	1.147
90 min	2.9	0.9	0.5481	90 min	2.9	0.5	1.073
100 min	2.7	0.9	0.5103	100 min	2.7	0.5	0.999
110 min	2.5	0.9	0.4725	110 min	2.5	0.5	0.925

Storage Calculations

10 min			
Inflow	2783.82	Storage	446.82
Outflow	2337		
15 min			
Inflow	3773.25	Storage	852
Outflow	2921.25		
20 min			
Inflow	4427.28	Storage	921.78
Outflow	3505.5		
30 min			
Inflow	5534.1	Storage	860.1
Outflow	4674		
40 min			
Inflow	6171.36	Storage	328.86
Outflow	5842.5		
50 min			
Inflow	6708	Storage	-303
Outflow	7011		
60 min			
Inflow	7043.4	Storage	-1136.1
Outflow	8179.5		
70 min			
Inflow	7747.74	Storage	-1600.26
Outflow	9348		
80 min			
Inflow	8317.92	Storage	-2198.58
Outflow	10516.5		
90 min			
Inflow	8753.94	Storage	-2931.06
Outflow	11685		
100 min			
Inflow	9055.8	Storage	-3797.7
Outflow	12853.5		
110 min			
Inflow	8385	Storage	-5637
Outflow	14022		

DETENTION 1 - 100 YEAR STORM

Present Conditions

Q=CIA	
A =	0.21
C =	0.5
Tc =	10
I_{100} =	9.8
Q_{100} =	1.029

Future Conditions (Developed)		Offsite Conditions (Undeveloped)		Bypass	
A =	0.21	A =	0.74	A=	0
Aadj=	0.21				
C =	0.9	C =	0.5	C=	0.9
Tc =	10	Tc =	10	Tc=	10
I_{100} =	9.8	I_{100} =	9.8	I_{100} =	9.8
Q_{100} =	1.8522	Q_{100} =	3.626	Q_{100} =	0

Flow for Storm Durations (Developed)				Flow for Storm Durations (Offsite)			
Time	I	C	Q	Time	I	C	Q
10 min	9.8	0.9	1.8522	10 min	9.8	0.5	3.626
15 min	9	0.9	1.701	15 min	9	0.5	3.33
20 min	8.3	0.9	1.5687	20 min	8.3	0.5	3.071
30 min	6.9	0.9	1.3041	30 min	6.9	0.5	2.553
40 min	5.8	0.9	1.0962	40 min	5.8	0.5	2.146
50 min	5	0.9	0.945	50 min	5	0.5	1.85
60 min	4.5	0.9	0.8505	60 min	4.5	0.5	1.665
70 min	4	0.9	0.756	70 min	4	0.5	1.48
80 min	3.7	0.9	0.6993	80 min	3.7	0.5	1.369
90 min	3.5	0.9	0.6615	90 min	3.5	0.5	1.295
100 min	3.3	0.9	0.6237	100 min	3.3	0.5	1.221
110 min	2.9	0.9	0.5481	110 min	2.9	0.5	1.073

Storage Calculations

10 min			
Inflow	3286.92	Storage	493.92
Outflow	2793		
15 min			
Inflow	4527.9	Storage	1036.65
Outflow	3491.25		
20 min			
Inflow	5567.64	Storage	1378.14
Outflow	4189.5		
30 min			
Inflow	6942.78	Storage	1356.78
Outflow	5586		
40 min			
Inflow	7781.28	Storage	798.78
Outflow	6982.5		
50 min			
Inflow	8385	Storage	6
Outflow	8379		
60 min			
Inflow	9055.8	Storage	-719.7
Outflow	9775.5		
70 min			
Inflow	9391.2	Storage	-1780.8
Outflow	11172		
80 min			
Inflow	9927.84	Storage	-2640.66
Outflow	12568.5		
90 min			
Inflow	10565.1	Storage	-3399.9
Outflow	13965		
100 min			
Inflow	11068.2	Storage	-4293.3
Outflow	15361.5		
110 min			
Inflow	9726.6	Storage	-7031.4
Outflow	16758		

REVISED TO CONFORM TO CONSTRUCTION RECORDS.

DATE: 6-15-24

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS R.P.E. NO. 61102. F-886, ON APRIL 30, 2023

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

DETENTION CALCULATIONS
BARRETT HEIGHTS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	G.C.W.
SCALE	1"= 20'H 1"= 4'V
DATE	APRIL, 2023
PROJECT	23010
	5

WEIR CALCULATIONS

Rectangular Suppressed Weir

$Q = 3.33\ h1^{3/2}\ L$

Q = Exist. Conditions Flowrate Allowed= cfs

h1 = Height of Weir = 6 in. = 0.5 ft.

L = Length of Weir

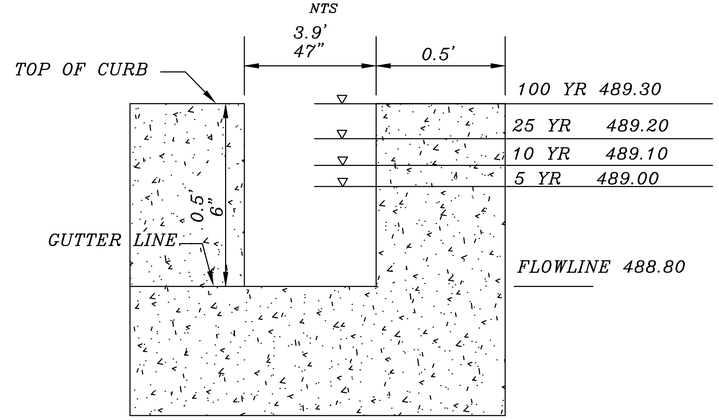
$4.6 = 3.33\ (.5)^{1.5}\ L$

L = 3.9 ft = 47 in.

STORAGE VOLUME STAGE					
STORM	d	ELEVATION	VOLUME	Qallowable	Qactual
5 YR	0..2	489.00 ft	679 cf	2.90 cfs	2.9 cfs
10 YR	0.30	489.10 ft	880 cf	3.4 cfs	3.4 cfs
25 YR	0.40	489.20 ft	922 cf	3.9 cfs	3.9 cfs
100 YR	0.50	489.3 ft	1378 cf	4.6 cfs	4.6 cfs

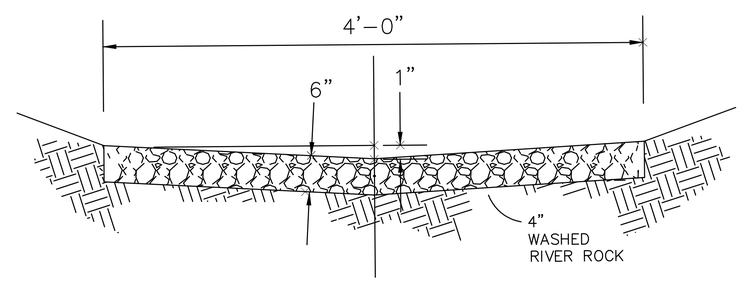
WEIR DETAIL

NTS



DETENTION REQUIRED – 1378 cf

DETENTION PROVIDED – 1378 cf



4' – 4" WASHED RIVER ROCK DRAINAGE FLUME

NTS

REVISED TO CONFORM TO CONSTRUCTION RECORDS.

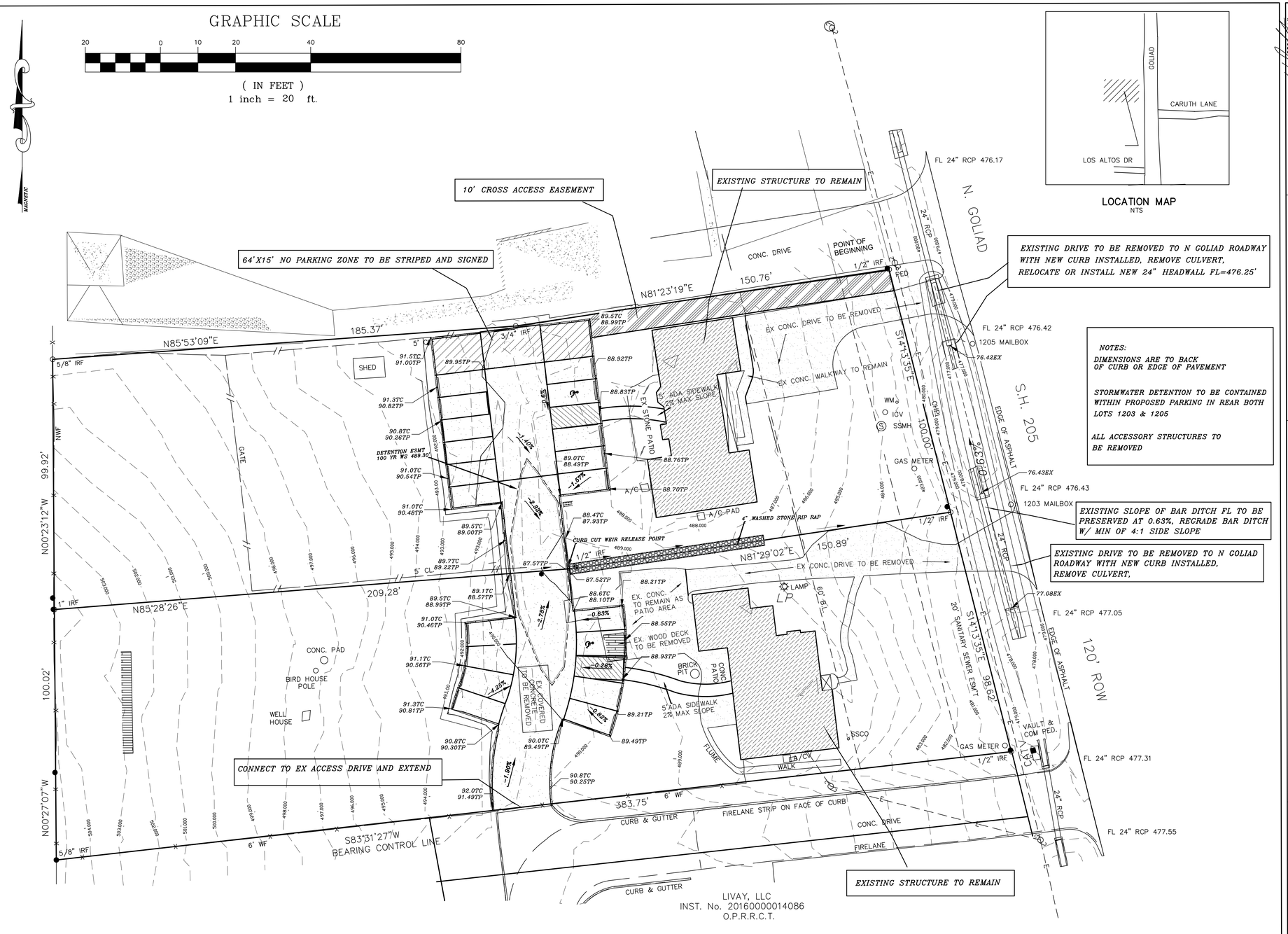
DATE: 6–15–24

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE, TEXAS P.E. NO. 60102, F-886, ON APRIL 30, 2023

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

DETENTION WEIR & DRAINAGE FLUME
BARRETT HEIGHTS
1203 & 1205 N GOLIAD ST
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	G.C.W.
SCALE	1" = 30'H
DATE	APRIL, 2023
PROJECT	23010
	6



LOCATION MAP
NTS

NOTES:
DIMENSIONS ARE TO BACK OF CURB OR EDGE OF PAVEMENT

STORMWATER DETENTION TO BE CONTAINED WITHIN PROPOSED PARKING IN REAR BOTH LOTS 1203 & 1205

ALL ACCESSORY STRUCTURES TO BE REMOVED

REVISED TO CONFORM TO CONSTRUCTION RECORDS.
DATE: 6-15-24

OWNER
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, P-986, ON DATE: MARCH 10, 2023

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

GRADING PLAN
BARRETT HEIGHTS
1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	W.L.D.
SCALE	1"=20' H 1"= V
DATE	MAR 10, 2023
PROJECT	23010 GRADING PL
	7.0

GRAPHIC SCALE

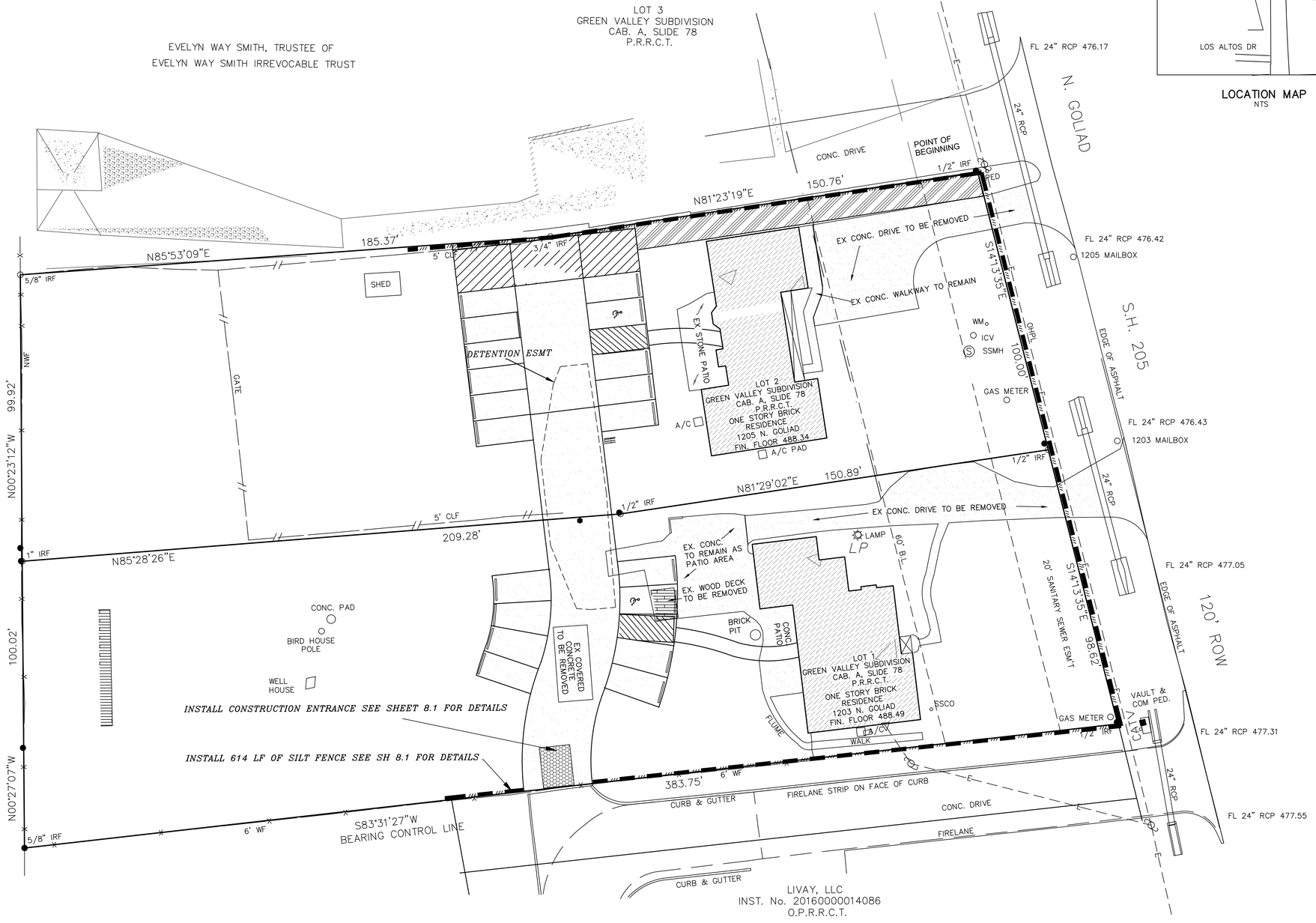
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

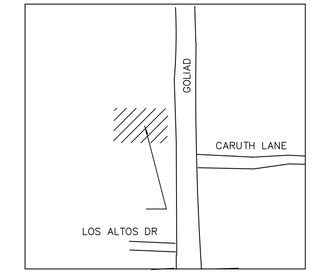
MAGNETIC

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.



LIVAY, LLC
INST. No. 20160000014086
O.P.R.R.C.T.



LOCATION MAP
NTS

REVISED TO CONFORM TO CONSTRUCTION RECORDS.
DATE: 6-15-24

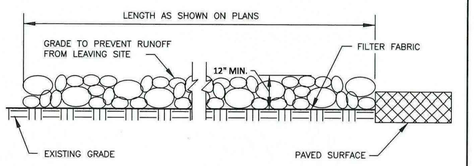
OWNER
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE III TEXAS P.E. NO. 60102, F-986, ON DATE: MARCH 10, 2023

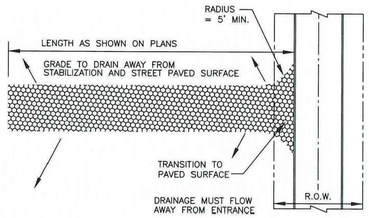
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

EROSION CONTROL PLAN
BARRETT HEIGHTS
1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	W.L.D.
SCALE	1"=20' H 1"= V
DATE	MAR 10, 2023
PROJECT	23010 ERO CONTROL
	8



PROFILE VIEW
N.T.S.



PLAN VIEW
N.T.S.

Note: No crushed concrete or recycled concrete allowed.

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

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

STANDARDS FOR SILT FENCE

DEFINITION

TEMPORARY BARRIER FENCE MADE OF BURLAP OR POLYPROPYLENE MATERIAL WHICH IS WATER PERMEABLE BUT WILL TRAP WATER – BORNE SEDIMENT.

PURPOSE

TO INTERCEPT AND DETAIN WATER – BORNE SEDIMENT FROM UNPROTECTED AREAS OF LIMITED EXTENT.

CONDITIONS WHERE PRACTICE APPLIES

SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR OTHER DRAINAGE WAY.

DESIGN CRITERIA

SILT FENCE IS CONSTRUCTED NEAR THE PERIMETER OF A DISTURBED SITE WITHIN THE DEVELOPING AREA. IT IS NOT TO BE CONSTRUCTED OUTSIDE THE PROPERTY LINES WITHOUT OBTAINING A LETTER OF PERMISSION FROM THE AFFECTED ADJACENT PROPERTY OWNERS.

A DESIGN IS NOT REQUIRED FOR THE INSTALLATION OF THE SILT FENCE. HOWEVER, THE FOLLOWING CRITERIA SHALL BE OBSERVED :

DRAINAGE AREA –	LESS THAN TWO ACRES
HEIGHT –	30 INCHES MINIMUM HEIGHT MEASURED FROM EXISTING OR GRADED GROUND.
MATERIAL –	BURLAP, POLYPROPYLENE FABRIC, OR NYLON REINFORCED WITH POLYESTER NETTING. THE MULLEN BURST STRENGTH SHALL BE GREATER THAN 150 PSI. THE EDGES SHALL BE TREATED TO PREVENT UNRAVELING.
SUPPORT –	STEEL FENCE POSTS SPACED A MAXIMUM OF 8 FEET APART. WOVEN WIRE WILL BE USED TO SUPPORT THE MATERIAL.

OUTLET

SILT FENCE SHALL BE PLACED AND CONSTRUCTED IN SUCH A MANNER THAT RUNOFF FROM A DISTURBED SURFACE OR EXPOSED UPLAND AREA SHALL BE INTERCEPTED, SEDIMENT TRAPPED, AND THE SURFACE RUNOFF ALLOWED TO PERCOLATE THROUGH THE STRUCTURE.

SILT FENCE SHALL BE PLACED IN SUCH A MANNER THAT SURFACE RUNOFF WHICH PURCOLATES THROUGH WILL FLOW ONTO AN UNDISTURBED STABILIZED AREA OR STABILIZED OUTLET.

NOTES :
1. SHOULD WORK CEASE FOR A PERIOD OF 21 DAYS PERMANENT STABALIZATION SHALL BE INSTALLED.
2. SHOULD THE CONTRACTOR STORE ANY FUEL OR OTHER HAZARDOUS MATERIAL ONSITE THIS PLAN WILL BE MODIFIED TO REFLECT PROTECTION MEASURES.

EROSION CONTROL GENERAL NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TO THE LINE OF FLOW.

   FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

   BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

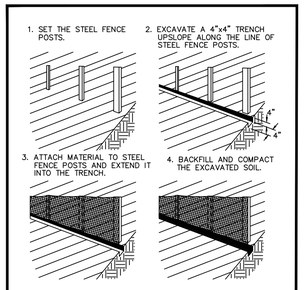
   DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.
9. EROSION PROTECTION WILL BE DELETED OR ADDED PER THE CITY OF ROCKWALL
10. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
11. ALL SEEDING AND FERTILIZATION OF DISTURBED AREAS WILL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.

STORM DRAIN INLET PROTECTION CONSTRUCTION SPECIFICATIONS

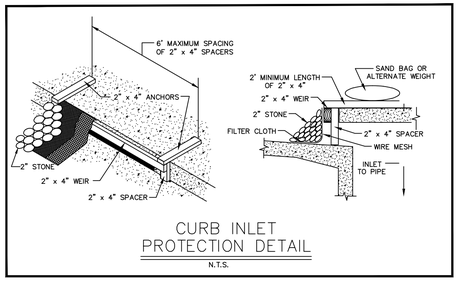
1. STEEL FRAME IS TO BE CONSTRUCTED OF SUITABLE MATERIAL.
2. WIRE MESH MUST BE OF SUFFICIENT STRENGTH TO SUPPORT FILTER FABRIC, AND STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
3. FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE; RESISTANT TO SUNLIGHT WITH SIEVE SIZE, EOS, 40–85, TO ALLOW SUFFICIENT PASSAGE OF WATER AND REMOVAL OF SEDIMENT.
4. STONE IS TO BE 2" IN SIZE AND CLEAN, SINCE FINES WOULD CLOG THE CLOTH.
5. THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM 1' BEYOND BOTH ENDS OF THE THROAT OPENING.
6. FORM THE WIRE MESH AND FILTER CLOTH TO THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 2" STONE OVER THE WIRE MESH AND FILTER FABRIC IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE FILTER CLOTH.
7. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
8. ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT DIKES DIRECTING FLOW INTO INLET.

NOTE:
1. SILTATION FENCE SHALL BE PLACED AROUND INLETS DURING CONSTRUCTION.
2. 75%–80% OF ALL DISTURBED AREAS TO HAVE MINIMUM 1" STAND OF GRASS (NOT RYE OR WEEDS) PRIOR TO CITY ACCEPTANCE.
3. ALL RIGHT OF WAY TO BE SODDED PRIOR TO CITY ACCEPTANCE AND CERTIFICATE OF OCCUPANCY

EROSION CONTROL DETAILS



CONSTRUCTION OF A FILTER BARRIER
N.T.S.



CURB INLET PROTECTION DETAIL
N.T.S.

REVISED TO CONFORM TO CONSTRUCTION RECORDS.
DATE: 6–15–24

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
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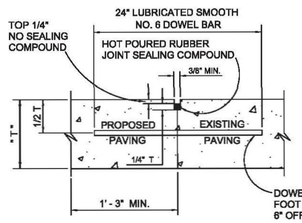
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WL. DOUPHRATE II TEXAS P.E. NO. 60102, F-886, ON DATE: FEBRUARY 13, 2023

EROSION CONTROL DETAILS
BARRETT HEIGHTS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	D.A.C.
DRAWN	
SCALE	1"=60'H 1"=V
DATE	FEB, 2023
PROJECT	23010
	8.1

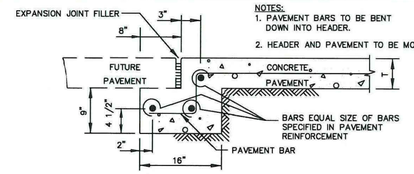


NOTES: T = PAVEMENT

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

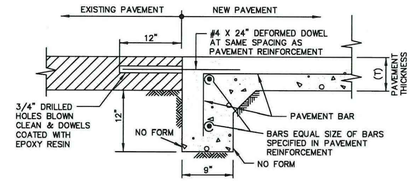
LONGITUDINAL BUTT JOINT
NOT TO SCALE

REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL		
LONGITUDINAL BUTT JOINT		DATE OCT. '17	DRAWING NO. R-2051

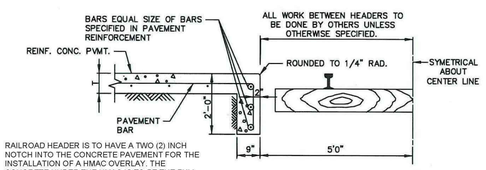


NOTES:
1. PAVEMENT BARS TO BE BENT DOWN INTO HEADER.
2. HEADER AND PAVEMENT TO BE MONOLITHIC.

STREET HEADER FOR FUTURE PAVEMENT
N.T.S.



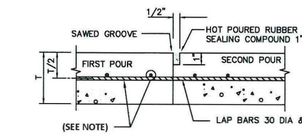
STREET HEADER AT EXISTING PAVEMENT
N.T.S.



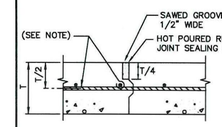
RAILROAD HEADER IS TO HAVE A TWO (2) INCH NOTCH INTO THE CONCRETE PAVEMENT FOR THE INSTALLATION OF A HMAC OVERLAY. THE CONCRETE UNDER THE HMAC IS TO BE THE FULL STREET THICKNESS. THE NOTCH SHOULD START AT THE END OF THE PAVEMETN AND GO TWENTY (20) FEET UP THE ROAD AWAY FROM THE CROSSING.

STREET HEADER AT RAILROAD
N.T.S.

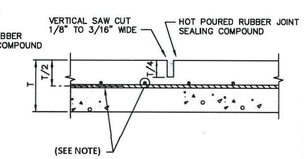
REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 305.4	
STREET HEADERS		DATE Mar. 2018	STANDARD DRAWING NO. R-2070



CONSTRUCTION JOINT
N.T.S.

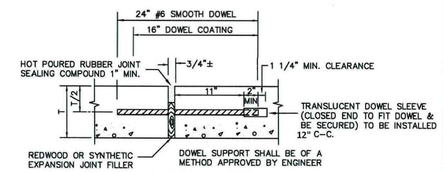


KEYWAY JOINT
(FOR PAVEMENT THICKNESS > 6")
N.T.S.



SAWED CONTRACTION JOINT
N.T.S.

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



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

REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 303.5.4.	
JOINTS		DATE Mar. 2018	STANDARD DRAWING NO. R-2050

REVISED TO CONFORM TO CONSTRUCTION RECORDS.
DATE: 6-15-24

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WL. DOUPHRATE II, TEXAS P.E. NO. 60102, ON BEHALF OF DOUPHRATE & ASSOCIATES, INC.
DATE: FEBRUARY 13, 2023

DOUPHRATE & ASSOCIATES, INC.
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PHONE: (972)771-9004 FAX: (972)771-9005

PAVING DETAILS
BARRETT HEIGHTS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	D.A.C.
SCALE	1"=60'H 1"=V
DATE	FEB. 2023
PROJECT	22027
	8.2