

CIVIL PLANS

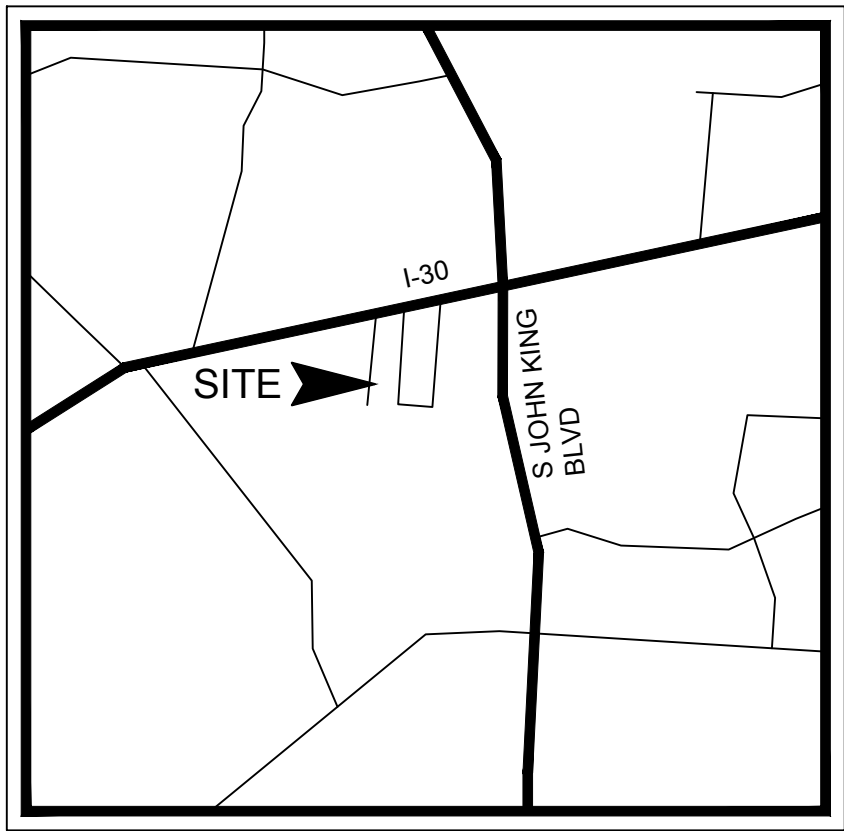
COOLEY ROCKWALL HYUNDAI

ROCKWALL RECREATION ADDITION

LOT 1, BLOCK 1

PLAN SUBMITTAL LOG	
DESCRIPTION	SUBMITTAL DATE
1ST SUBMITTAL	03/30/2022
2ND SUBMITTAL	05/11/2022
3RD SUBMITTAL	06/15/2022
ISSUE FOR CONSTRUCTION	08/24/2022
1ST SUBMITTAL- REVISED	09/13/2023
2ND SUBMITTAL- REVISED	10/26/2023
3RD SUBMITTAL- REVISED	12/11/2023
MAIN BUILDING AS-BUILTS	12/28/2023

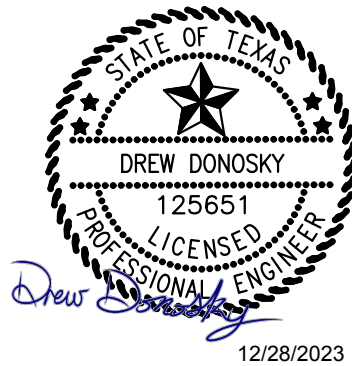
1540 I-30
ROCKWALL, TX 75087



VICINITY MAP
N.T.S.

SHEET LIST TABLE		
SHEET NUMBER	SHEET TITLE	REVISION DATE
C-0	COVER	12/28/2023
	SURVEY	
	PLAT	
SP-1	CITY SITE PLAN	12/28/2023
C-1	GENERAL NOTES	12/28/2023
C-2	CITY GENERAL NOTES	12/28/2023
C-3	CITY GENERAL NOTES	12/28/2023
C-4	DEMOLITION PLAN	12/28/2023
C-5	EROSION CONTROL PLAN	12/28/2023
C-6	EROSION CONTROL DETAILS	12/28/2023
C-7	DIMENSIONAL CONTROL AND PAVING PLAN	12/28/2023
C-8	GRADING PLAN	12/28/2023
C-9	EXISTING DRAINAGE AREA MAP	12/28/2023
C-10	PROPOSED DRAINAGE AREA MAP	12/28/2023
C-11	STORM DRAIN PLAN	12/28/2023
C-12	STORM PROFILE	12/28/2023
C-13	UTILITY PLAN	12/28/2023
C-14	UTILITY PROFILE	12/28/2023
C-15	UTILITY PROFILE	12/28/2023
C-16	PRIVATE CONSTRUCTION DETAILS	12/28/2023
C-17	CITY CONSTRUCTION DETAILS	12/28/2023
C-18	CITY CONSTRUCTION DETAILS	12/28/2023
L-1	LANDSCAPE PLAN	10/25/2023

Landscape to be completed with the second phase of project.

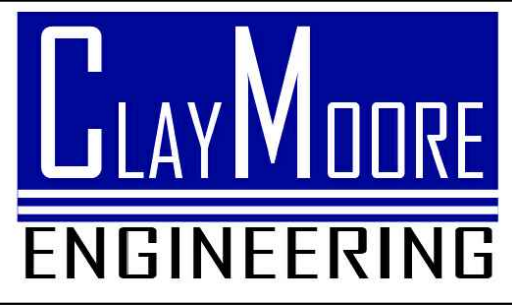


This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.
By: Drew Donosky Date: 12/28/2023

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

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ENGINEER



TEXAS REGISTRATION #14199
1903 CENTRAL DR.
SUITE #406
BEDFORD, TX 76021
PH. 817.281.0572
FAX 817.281.0574
CONTACT: DREW DONOSKY, PE
EMAIL: DREW@CLAYMOOREENG.COM

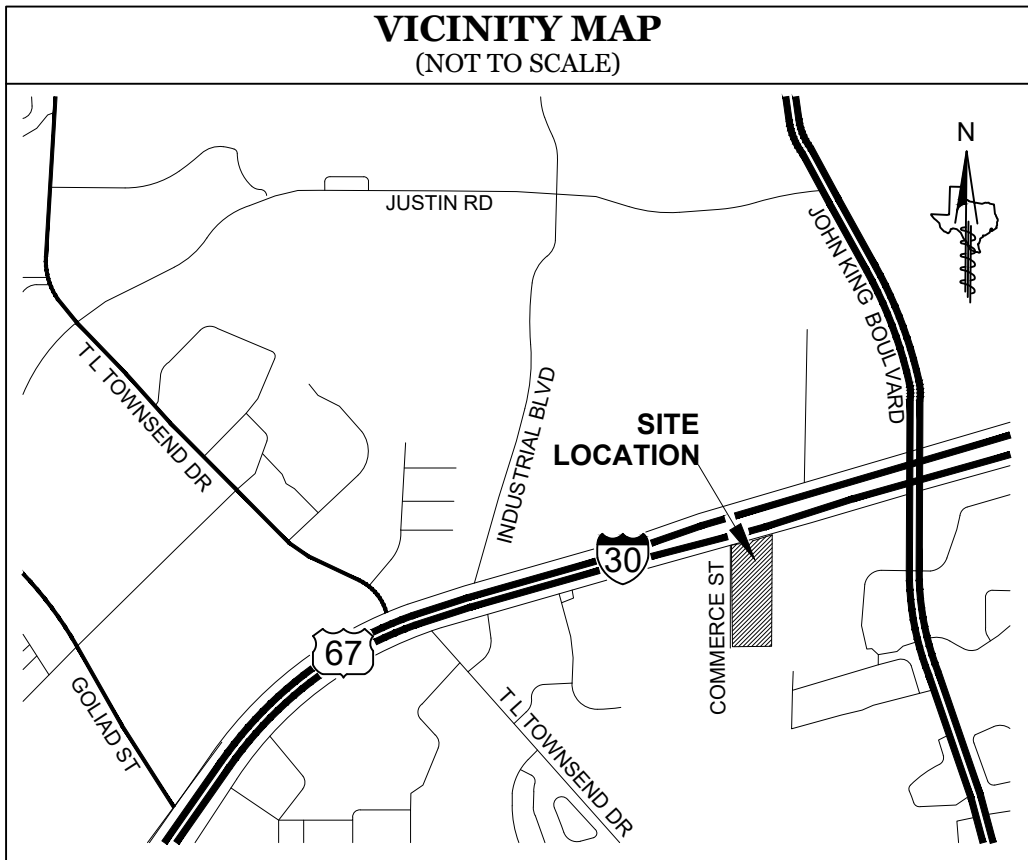
OWNER

CLAY COOLEY AUTO
1251 E. AIRPORT FREEWAY
IRVING, TX 75062

DECEMBER 2023

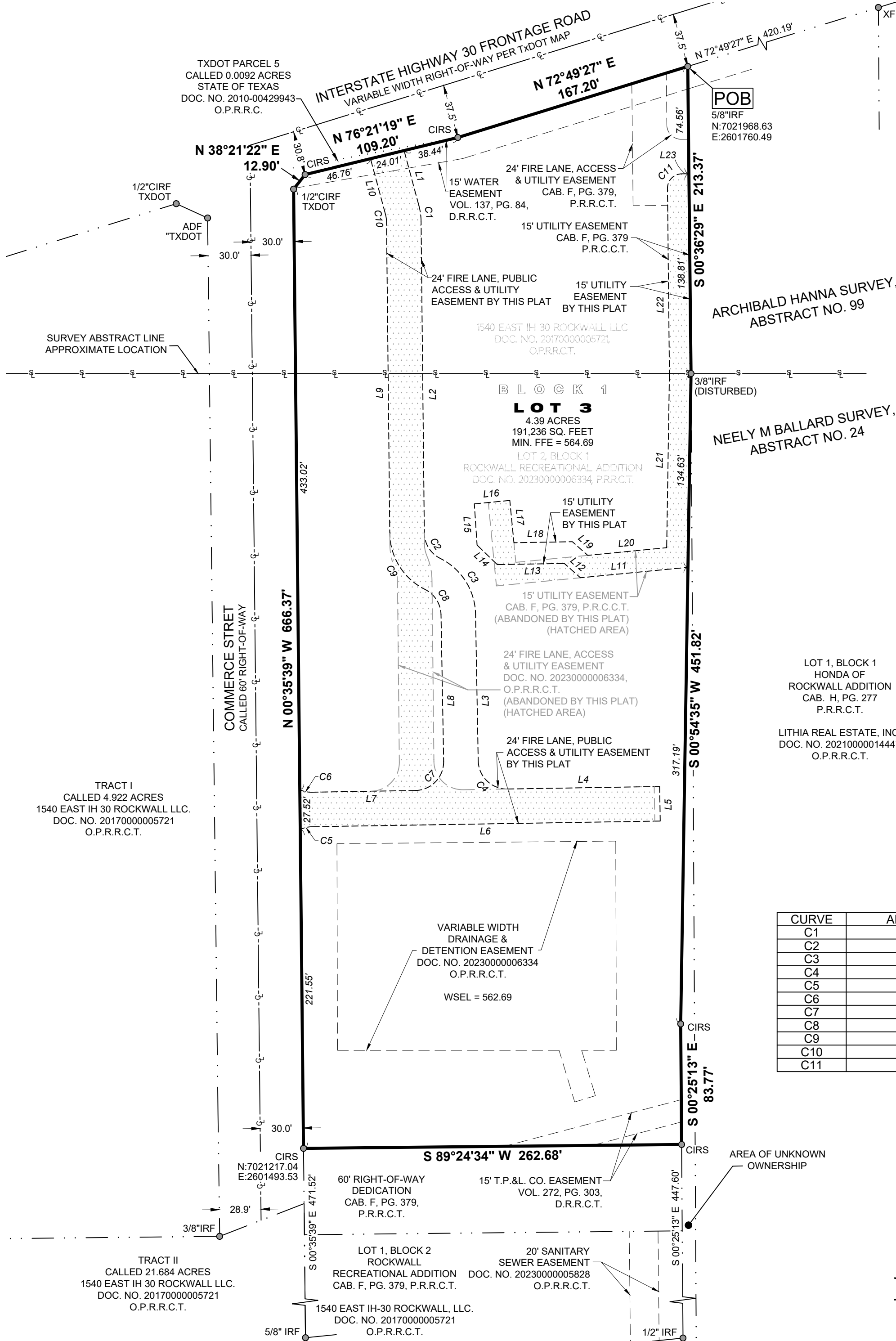
STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)

CLAY COOLEY ROCKWALL HYUNDAI- ROCKWALL, TX 75087



GENERAL NOTES

- The purpose of this plat is to dedicate & abandon easements for site development.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0045L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12A).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems and fire lanes in easements on-site.
- Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).



LEGEND

PG	= PAGE
CAB	= CABINET
POB	= POINT OF BEGINNING
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
ADF	= ALUMINUM DISC FOUND
DOC. NO.	= DOCUMENT NUMBER
D.R.R.C.T.	= DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	= PLAT RECORDS, ROCKWALL COUNTY, TEXAS
—	= SUBJECT BOUNDARY
---	= ADJOINER BOUNDARY

LINE	BEARING	DISTANCE
L1	S 15°03'39" E	39.66'
L2	S 00°35'39" E	216.38'
L3	S 01°01'55" E	101.89'
L4	N 89°03'46" E	105.75'
L5	S 00°59'25" E	24.00'
L6	S 89°03'46" W	242.03'
L7	S 89°03'46" W	71.96'
L8	S 01°01'55" E	101.78'
L9	S 00°35'39" E	216.38'
L10	S 15°03'39" E	40.25'
L11	N 84°27'38" E	75.05'
L12	S 48°21'36" E	14.96'
L13	N 89°00'35" E	46.60'
L14	S 45°59'25" E	19.53'
L15	S 03°46'33" E	28.68'
L16	S 84°27'38" W	24.76'
L17	N 05°32'22" W	29.51'
L18	S 89°00'35" W	40.63'
L19	N 48°21'36" W	14.27'
L20	S 84°27'38" W	55.10'
L21	S 00°54'35" W	121.03'
L22	S 00°36'29" E	128.61'
L23	S 89°23'31" W	5.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.11'	44.00'	14°28'00"	S 07°49'39" E	11.08'
C2	22.02'	20.00'	63°04'08"	S 32°07'43" E	20.92'
C3	48.10'	44.00'	62°37'52"	S 32°20'51" E	45.74'
C4	31.38'	20.00'	89°54'18"	S 45°59'04" E	28.26'
C5	8.41'	20.00'	24°04'46"	S 77°01'23" W	8.34'
C6	8.55'	20.00'	24°29'59"	N 78°41'14" W	8.49'
C7	31.45'	20.00'	90°05'41"	S 44°00'55" W	28.31'
C8	21.86'	20.00'	62°37'52"	S 32°20'51" E	20.79'
C9	48.43'	44.00'	63°04'08"	S 32°07'43" E	46.02'
C10	5.05'	20.00'	14°28'00"	S 07°49'39" E	5.04'
C11	15.71'	10.00'	90°00'00"	S 44°23'31" W	14.14'

FINAL PLAT LOT 3, BLOCK 1 ROCKWALL RECREATIONAL ADDITION

BEING A REPLAT OF LOT 2, BLOCK 1
ROCKWALL RECREATIONAL ADDITION,
RECORDED IN DOCUMENT NUMBER 20230000006334, P.R.R.C.T.,
SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
BEING ONE (1) LOT, 4.39-ACRES OR 191,236 SQUARE FEET
SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2110.002-12		EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	11/03/2023		
Drafter	BE		

SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering, Inc.
Contact: Drew Donosky
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
1540 East IH 30 Rockwall LLC
PO BOX 570809
Dallas, TX 75357

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS 1540 EAST IH 30 ROCKWALL LLC is the sole owner of a 4.39 acre tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 and the NEELY M BALLARD SURVEY, ABSTRACT NO. 24, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 2, Block 1 of Rockwall Recreational Addition, a subdivision of record in Document Number 20230000006334, of the Plat Records of Rockwall County, Texas, conveyed to 1540 East IH 30 Rockwall LLC by Special Warranty Deed With Vendor's Lien recorded in Document Number 20170000005721, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod found in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), at the northwest corner of Lot 1, Block 1, Honda of Rockwall Addition, a subdivision of record in Cabinet H, Page 277, of said Plat Records, and the northeast corner of said Lot 1, Block 1, Rockwall Recreational Addition, from which an x-cut found at the northeast corner of said Lot 1, Block 1, Honda of Rockwall Addition bears N72°49'27"E, a distance of 420.19 feet;

THENCE, along the east line of said Lot 1, Block 1, Rockwall Recreational Addition, the following three (3) courses and distances:

- S00°36'29"E, a distance of 213.37 feet to a 3/8" iron rod found (disturbed);
- S00°54'35"W, a distance of 451.82 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S00°25'13"E, a distance of 83.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of a 60' right-of-way dedication of record in said Rockwall Recreational Addition (unimproved) and the southeast corner of said Lot 1, Block 1, Rockwall Recreational Addition;

THENCE, S89°24'34"W, along the north line of said 60' right-of-way dedication, being the common south line of said Lot 1, Block 1, Rockwall Recreational Addition, a distance of 262.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of said Commerce Street (a called 60' right-of-way), at the northwest corner of said 60' right-of-way dedication and the southwest corner of said Lot 1, Block 1, Rockwall Recreational Addition;

THENCE, N00°35'39"W, along the east right-of-way line of said Commerce Street, being the common west line of said Lot 1, Block 1, Rockwall Recreational Addition, a distance of 666.37 feet to a 1/2" inch iron rod with pink plastic cap stamped "TXDOT" found in the south right-of-way line of said Interstate Highway 30, at the southwest corner of a called Parcel 5 - 0.0092 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2010-00429943, of said Official Public Records;

THENCE, along the south right-of-way line of said Interstate Highway 30, the following three (3) courses and distances:

- N38°21'22"E, a distance of 12.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N76°21'19"E, a distance of 109.20 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N72°49'27"E, a distance of 167.20 feet to the POINT OF BEGINNING and containing an area of 4.39 Acres, or (191,236 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I, 1540 EAST IH 30 ROCKWALL LLC, the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL RECREATIONAL ADDITION, LOT 3, BLOCK 1, a subdivision to the City of Rockwall, Rockwall County, 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 ROCKWALL RECREATIONAL ADDITION, LOT 3, BLOCK 1 subdivision 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;

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

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

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

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 the dedication of exactions made herein.

OWNER: 1540 EAST IH 30 ROCKWALL LLC

BY: _____
Clay Cooley, Manager

Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of 1540 EAST IH 30 ROCKWALL LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe
Registered Professional Land Surveyor #6402

Date

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

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
LOT 3, BLOCK 1
ROCKWALL
RECREATIONAL
ADDITION

BEING A REPLAT OF LOT 2, BLOCK 1
ROCKWALL RECREATIONAL ADDITION,
RECORDED IN DOCUMENT NUMBER 20230000006334, P.R.R.C.T.,
SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
BEING ONE (1) LOT, 4.39-ACRES OR 191,236 SQUARE FEET
SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
P2023-035
PAGE 2 OF 2



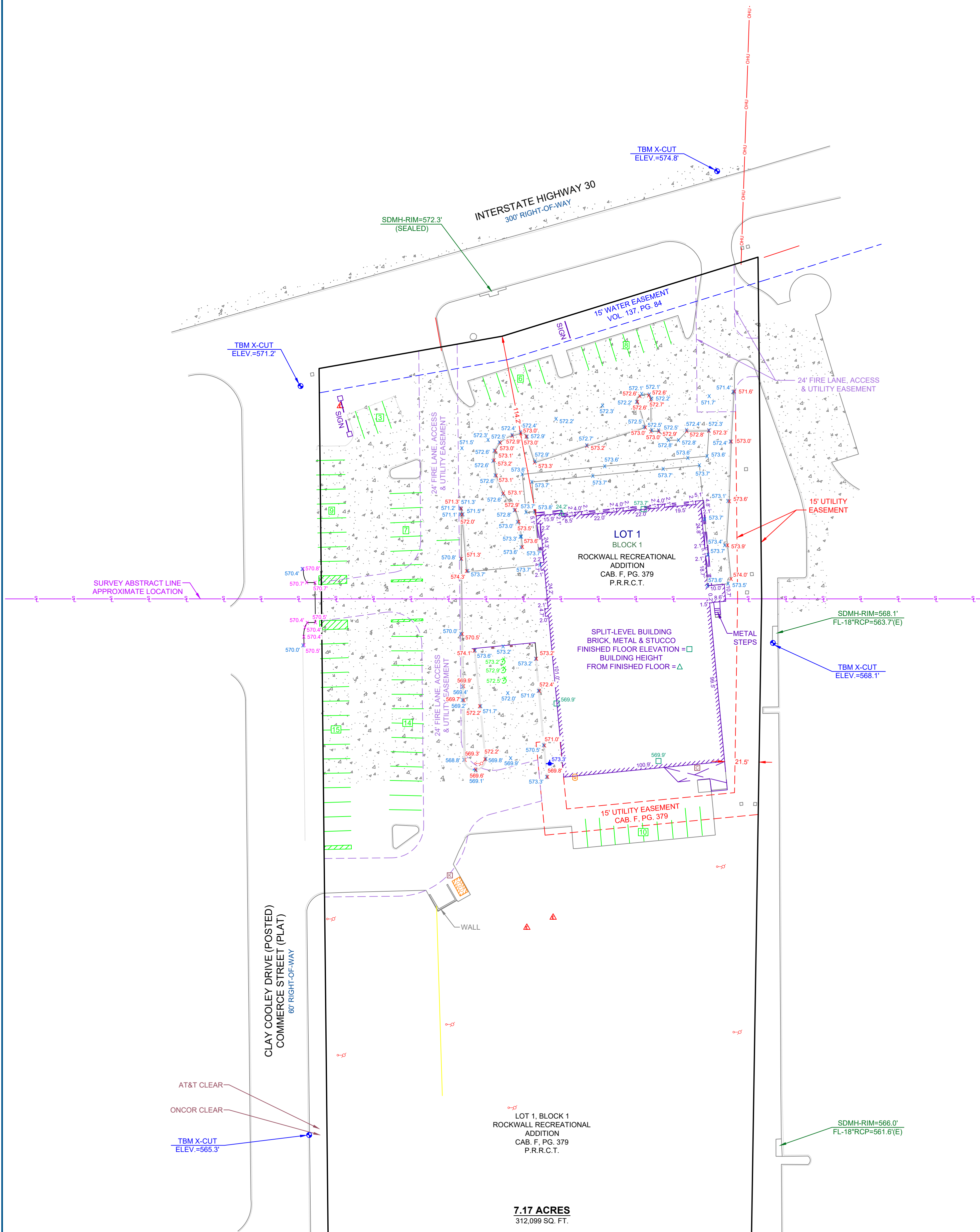
EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
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Claymoore Engineering, Inc.
Contact: Drew Donosky
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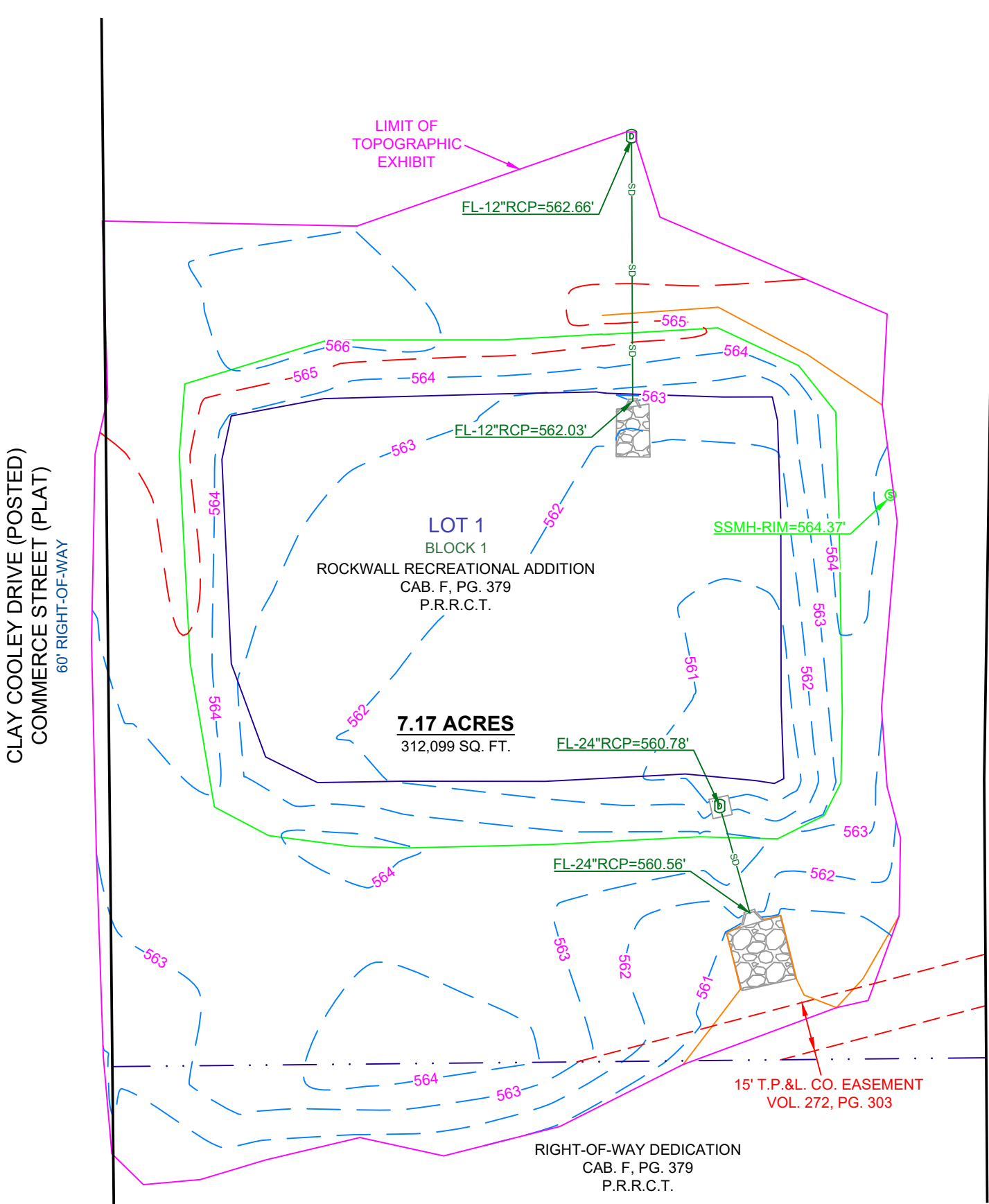
OWNER
1540 East IH 30 Rockwall LLC
PO BOX 570809
Dallas, TX 75357

Project	2110.002-12
Date	11/03/2023
Drafter	BE



AS BUILT EXHIBIT

AS BUILT EXHIBIT



LEGAL DESCRIPTION

Being Lot 1, Block 1, of Rockwall Recreational Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded under Cabinet F, Page 379, Plat Records, Rockwall County, Texas.

FLOOD NOTE

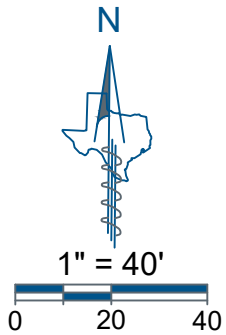
This property is located in **Unshaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0040L. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

SURVEYOR NOTES

1. This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
2. Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12A).
3. This document represents an accurate on the ground survey of 1540 Interstate 30 in the City of Rockwall, Rockwall County, Texas, on August 09, 2023.

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.



LEGEND

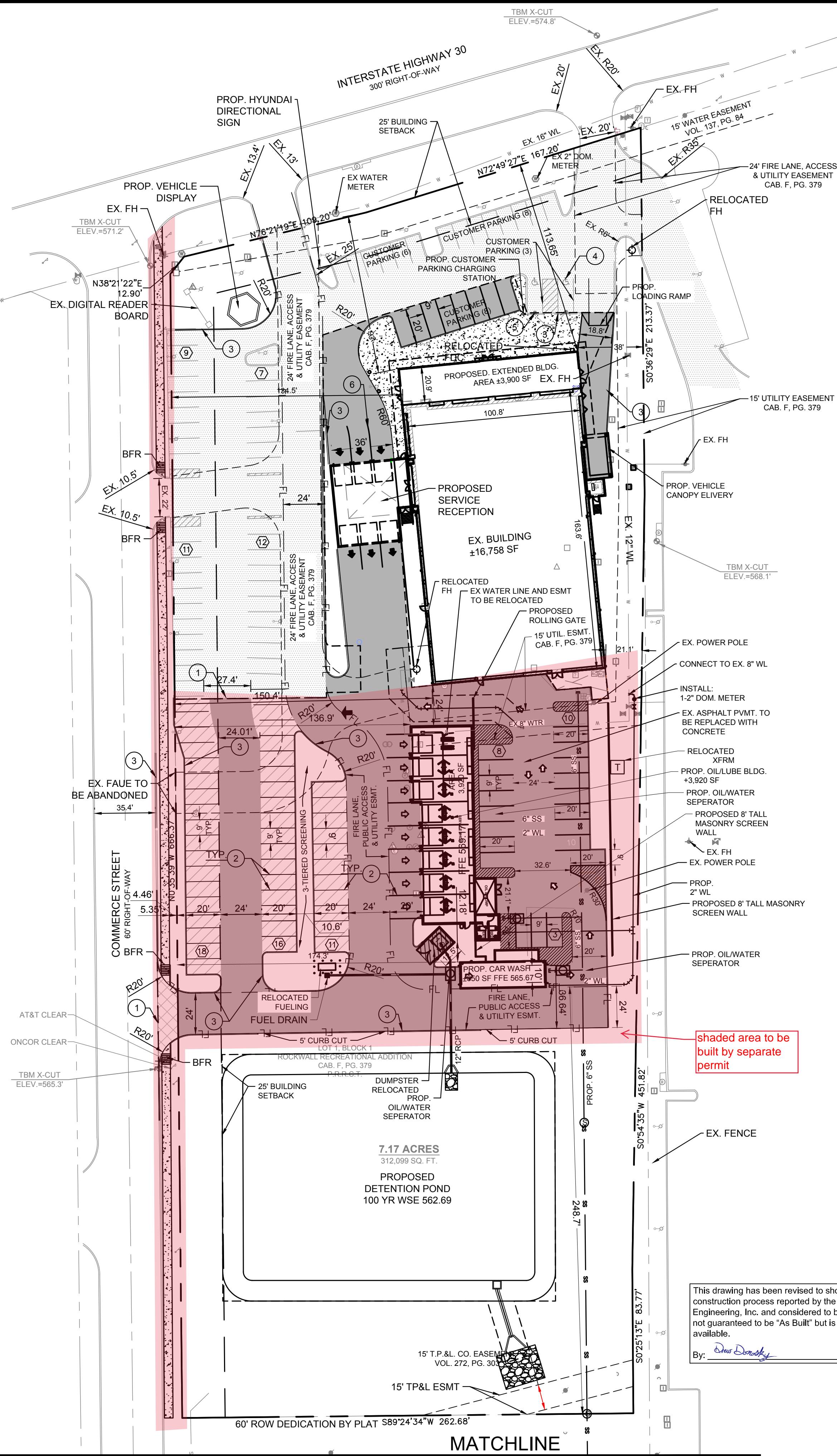
	Sanitary Manhole
	Grate Inlet
	Storm Drain Line
	Top of Pond
	Toe of Pond
	Concrete
	Stone "RipRap"
	Flowline
	Reciprocal Concrete Pipe
	Texas Power & Light Company
	Cabinet
	Volume
	Page
	Plat Records, Rockwall County, Texas



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
(940) 222-3009
www.eaglesurveying.com
TX Firm # 10194177

JOB NUMBER	REVISION
2110.002-09	-
DATE	DRAWN BY
08/09/2023	CMW

PLOTTED BY: LYNN POWLAND
 PLOT DATE: 12/28/2023 3:04 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\SP-1 CITY SITE PLAN.DWG
 LAST SAVED: 12/28/2023 2:25 PM



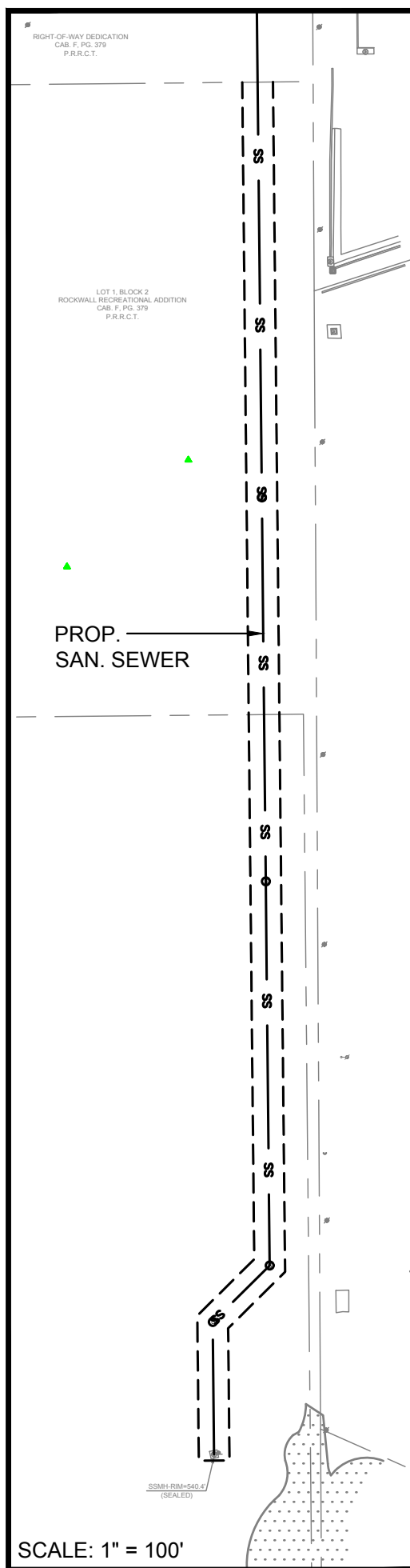
A. HANNA SURVEY,
 ABSTRACT NO. 99

 N.M. BULLARD SURVEY,
 ABSTRACT NO. 24

LOT 1
 BLOCK 1
 HONDA OF ROCKWALL ADDITION
 CAB. H. PG. 277
 P.R.R.C.T.

This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.
 By: *Drew Donosky* Date: 12/28/2023

MATCHLINE



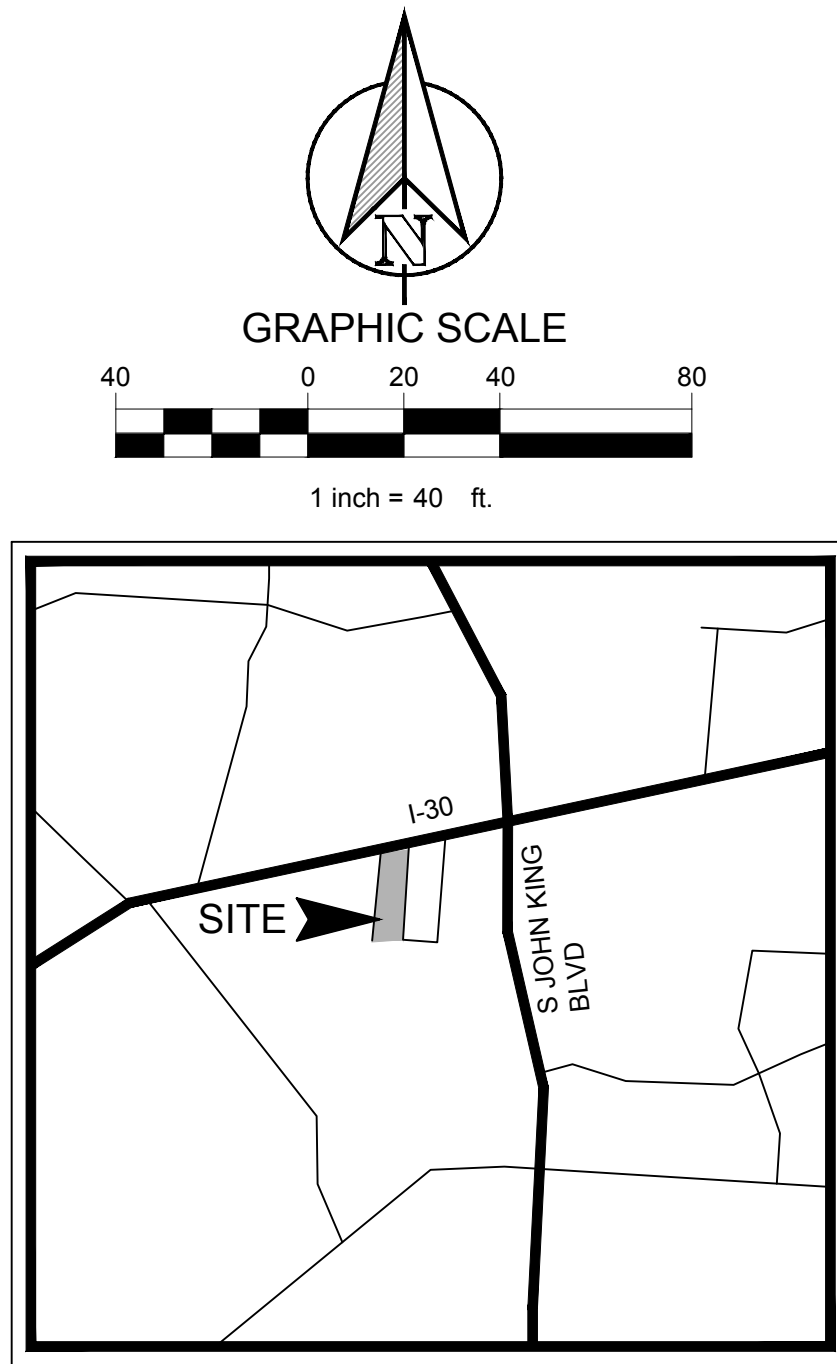
SITE DATA TABLE	
SITE AREA	7.71 AC (312,099 SF)
ZONING	L1
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 SF (DEALERSHIP)
	850 SF (CARWASH)
	3,920 SF (OIL/LUBE)
LOT COVERAGE	0.07 %
FLOOR TO AREA RATIO	0.07 : 1
BUILDING HEIGHT	1 STORY
SALES FLOOR AREA	3,928 SF
OFFICE AREA	1,303 SF
# OF BAYS	12

PARKING DATA TABLE	
PARKING REQ.	
SALES FLOOR 1/ 250 SF	16 SAPCES
OFFICE SF 1/ 300 SF	5 SPACES
1 PER 2 BAY	8 SPACES
TOTAL:	19 SPACES
PARKING PROVIDED	
DISPLAY PARKING	66 SPACES
CUSTOMER PARKING	27 (2 ADA) SPACES
SERVICE/STORAGE PARKING	21 SPACES

CONSTRUCTION SCHEDULE	
	EXISTING CONCRETE PAVEMENT
	FIRE LANE AND DRIVE AISLE 6", 3600 PSI (6.5 SACK/CY), #3 ON 18" ON 6" LIME STABILIZED SUBGRADE
	PARKING 5", 3600 PSI (6.5 SACK/CY), #3 ON 24" ON 6" LIME STABILIZED SUBGRADE
	PROPOSED DUMPSTER ENCLOSURE MIN. 7" THICK
	PROPOSED CONCRETE SIDEWALK PER DETAIL SHEET C-16
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PROPOSED SAWCUT
	PARKING COUNT

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

BENCHMARKS:
 TBM #1: X-CUT INTO CURB APPX 12' WEST AND 5' NORTH OF NORTH WEST PROPERTY CORNER. ELEV 571.2
 TBM #2: X-CUT INTO EXISTING CURB INLET APPX 241' SOUTH AND 8' EAST OF NORTH EAST PROPERTY CORNER. ELEV 568.1



VICINITY MAP	
N.T.S.	
CONSTRUCTION SCHEDULE	
①	PROP. SAW CUT FULL DEPTH EXISTING PAVEMENT
②	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PROP. CONCRETE CURB & GUTTER
④	EX. HANDICAP SYMBOL
⑤	EX. HANDICAP SIGN
⑥	PROP. PAVEMENT STRIPING
⑦	PROP. PROPOSED BOLLARD

- NOTES:
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.
 - ALL DUMPSTERS TO HAVE SELF LATCHING GATES.
 - ADDITIONAL LANDSCAPING SHALL BE ADDED AS A COMPENSATORY MEASURE FOR THE SITE PLAN VARIANCES.
 - OWNER RESPONSIBLE FOR MAINTENANCE OF DRAINAGE AND DETENTION SYSTEMS.

CLAY COOLEY HYUNDAI ROCKWALL, TX 75087	
LEGAL DESCRIPTION AND OR ADDRESS: ROCKWALL RECREATION ADDITION LOT 1 BLOCK 1 7.17 AC (312,099 SF)	
OWNER: CLAY COOLEY AUTO 1251 E. AIRPORT FREEWAY IRVING, TX 75062	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	
CASE NUMBER SP2023-030	
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 ____.	
WITNESS OUR HANDS THIS ____ DAY OF ____.	
PLANNING AND ZONING COMMISSION, CHAIRMAN	
DIRECTOR OF PLANNING AND ZONING	

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PHONE: 817.281.0572
 WWW.CLAYMOOREENGINEERING.COM

STATE OF TEXAS
 DREW DONOSKY
 25661
 LICENSED PROFESSIONAL ENGINEER
 12/28/2023

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

CITY SITE PLAN

DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 12/28/2023
 SHEET
SP-1
 File No. 2020-021
 (SP2023-032)

1. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY'S DESIGN STANDARDS. IF NO CITY STANDARD IS APPLICABLE, MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE "NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIALS AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. ALL WORK REQUIRED BY THESE PLANS SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THIS PROJECT.
3. THE CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES TO IDENTIFY AND LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED RELOCATION AND/OR EXTENSIONS. SERVICES SHOWN ON THE PLANS, IF ANY, ARE CONCEPTUAL.
4. THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND PRIVATE UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, POWER POLES, SIGNS, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PAVEMENT OR GRAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE. REPAIRING OR REPLACING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
5. BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE VARIOUS PAY ITEMS FOR INSTALLATION OF PIPE.
6. THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED FACILITIES GRADES CONFLICT WITH EXISTING UTILITY GRADES.
7. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, AND LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT (UNLESS OTHERWISE NOTED) AND IS NOT A SEPARATE PAY ITEM.
8. THE CONTRACTOR SHALL REMOVE SURPLUS MATERIAL FROM THE PROJECT AREA. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
11. ANY DISCREPANCIES IN THE DRAWINGS AND ENGINEER BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECTURAL FIRM PRIOR TO COMMENCING WORK. FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
12. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS SHALL BE SENT TO THE ARCHITECT, CIVIL ENGINEER, CONTRACTOR, CITY ENGINEER INSPECTOR AND OWNER DIRECTLY FROM THE TESTING AGENCY.
13. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
14. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
15. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, ELECTRICAL, ARCHITECTURAL AND OTHER DISCIPLINES PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING CONSTRUCTION.
16. ALL HORIZONTAL DIMENSIONS GIVEN ARE TO FACE OF CURB AND TO PIPE CENTERLINES UNLESS OTHERWISE NOTED ON PLANS.
17. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION AND INSTALLATION OF FRANCHISE UTILITIES NECESSARY FOR ON AND OFF SITE CONSTRUCTION. PAYMENT FOR RELOCATION AND INSTALLATION WILL BE NEGOTIATED ONCE IDENTIFIED.
18. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE SHOWN.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
20. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CIVIL ENGINEER A COPY OF RECORD DRAWINGS IDENTIFYING ALL REVISIONS MUST BE APPROVED BY THE CITY DEVIATIONS OR VARIATIONS FROM THE ORIGINAL PLANS.
21. CONTRACTOR SHALL GIVE NOTICE TO ALL AFFECTED PARTIES AND ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES OR RAILROADS AFFECTED BY HIS OPERATIONS, AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
22. ALL "RECORD" DIMENSIONS SHALL CONFORM TO THE DESIGN DIMENSIONS PLUS OR MINUS 0.02 FEET. ALL "RECORD" SLOPES SHALL CONFORM TO THE DESIGN SLOPES PLUS OR MINUS 0.02 FEET.
23. CONTRACTOR SHALL CONTACT CITY BUILDING OFFICIAL TO LEARN OF ANY UNUSUAL CONSTRUCTION SEQUENCING REQUIREMENTS THAT THE CITY MAY REQUIRE. THE CONTRACTOR IS CAUTIONED THAT THIS AND PERHAPS OTHER SUCH REQUIREMENTS MAY EXIST AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND COMPLY WITH THEM.

1. THE REINFORCED PORTLAND CEMENT CONCRETE SHOULD HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI MIN 5.5 SACK MIX AT 28 DAYS FOR STANDARD DUTY CONCRETE AND 3,600 PSI MIN 6.5 SACK MIX FOR MEDIUM DUTY CONCRETE AND DUMPTSTER AREAS, AND A MINIMUM REINFORCING OF #3 BARS @ 18" O.C.E.W. AND SHALL STRICTLY ADHERE TO DETAILS INCLUDED IN THIS SET. A BASE SUB-GRADE PER THE GEOTECHNICAL REPORT IS REQUIRED BENEATH ALL PAVING.
2. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING . IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS. PROCUREMENT OF THE TESTING LABORATORY AND THE PAYMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE CITY AND PROJECT SPECIFICATIONS.
3. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
4. THE CONTRACTOR SHALL REVIEW LOCATION OF ALL TRAFFIC CONTROL DEVICES WITH THE OWNER PRIOR TO INSTALLATION.
5. SEE M.E.P. PLANS FOR LOCATION OF PROPOSED SLEEVING AND CONDUITS.
6. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE MOST RECENT VERSION OF THE AMERICANS WITH DISABILITIES ACT OF 1994 AND THE TEXAS ARCHITECTURAL BARRIERS ACT OF 1994, AND ALL ADDENDUMS OR UPDATES.
7. CONTRACTOR SHALL SUBMIT A PAVEMENT JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO THE BEGINNING OF ANY CONCRETE PAVING WORK.
8. ANY EXISTING CONCRETE OR ASPHALT SHOWN TO BE REMOVED SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR OFF SITE. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
9. CONSTRUCTION JOINTS SHALL BE REQUIRED AT INTERRUPTIONS OF PAVING OPERATIONS SUCH AS THOSE OCCURRING AT THE END OF THE DAY OR DUE TO WEATHER OR EQUIPMENT BREAKDOWN. PLACE AT LONGITUDINAL CONSTRUCTION OR ISOLATION JOINTS.
10. CONTRACTOR TO INSTALL CONSTRUCTION JOINTS IN CONCRETE PAVEMENT AT ALL PC'S AND AS CONVENIENT TO PHASING OF POURS. CONCRETE PAVEMENT TO BE CONSTRUCTED WITH ISOLATION JOINTS AROUND THE PERIMETER OF ANY BLOCK OUT IN PAVEMENT AND SAWED DUMMY JOINTS EVERY 12' IN BOTH DIRECTIONS.
11. ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
12. RADIAL JOINTS SHALL BE NO SHORTER THAN 24".
13. ALL CONSTRUCTION JOINTS SHALL BE SAWED, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH HOT POURED RUBBER JOINT SEALING COMPOUND.

1. CONTRACTOR SHALL FIELD VERIFY THE VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND CONSTRUCTION MANAGEMENT IMMEDIATELY IF A CONFLICT IS DISCOVERED.
2. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS, DRAIN INLETS, AND ALL UTILITIES CROSSING THE STORM SEWER. FLOW LINES AND RIMS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE PROPOSED GRADE PRIOR TO CONSTRUCTION.
3. THE END OF ALL STORM SEWER LATERALS THAT CONNECT TO WORK BY PLUMBER SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED 5.0 FEET OUTSIDE THE BUILDING UNTIL FINAL CONNECTIONS ARE MADE BY PLUMBING CONTRACTOR.
4. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS.
6. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING BUT NOT LIMITED TO THE EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
7. EXISTING MANHOLE TOPS AND ALL OTHER DRAINAGE FACILITIES SHALL BE ADJUSTED AS REQUIRED TO MATCH FINAL GRADES AS SHOWN ON GRADING PLAN. NO SEPARATE PAY ITEM.
8. ALL RCP SHALL BE CLASS 3 OR APPROVED EQUAL.

1. IF THE TOTAL DISTURBED AREA EXCEEDS ONE (1) ACRE A NOTICE OF INTENT (N.O.I.) SHALL BE SUBMITTED BY THE CONTRACTOR TO THE TCEQ NO LESS THAN 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN A CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
3. A COPY OF THE SWPPP, INCLUDING CONTRACTOR CERTIFICATIONS AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY AND FILED WITH THE CONSTRUCTION PLANS, AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.
4. A NOTICE OF TERMINATION (N.O.T.) SHALL BE SUBMITTED TO THE TCEQ BY THE CONTRACTOR WHEN THE SITE HAS 100% OF THE DISTURBED AREAS STABILIZED AND THE SITE NO LONGER HAS FORMERLY DISTURBED AREAS ASSOCIATED WITH INDUSTRIAL ACTIVITIES (CONSTRUCTION), OR THE N.O.T. PERMITTEE OR CO-PERMITTEE NO LONGER HOLDS OPERATIONAL CONTROL OF THE CONSTRUCTION.

1. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER OR THE CITY NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
2. THE CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. HORIZONTAL AND VERTICAL BLOCKING FOR WATER LINES HAS BEEN OMITTED FOR CLARITY. HOWEVER, BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
4. TRENCHES WHICH LAY OUTSIDE EXISTING OR FUTURE PAVEMENTS SHALL BE BACK FILLED ABOVE THE TOP OF THE EMBEDMENT WITH TYPE 'C' BACKFILL MATERIALS. WHEN TYPE 'C' BACKFILL MATERIAL IS NOT SUITABLE AND AT THE DIRECTION OF THE ENGINEER TYPE 'B' MATERIAL SHALL BE USED. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% PROCTOR DENSITY BY MEANS OF TAMPING ONLY. TRENCHES WHICH CROSS UNDER EXISTING OR FUTURE PAVEMENT SHALL BE BACK FILLED PER FIGURE 'A' WITH 95% PROCTOR STANDARD DENSITY OF -2, +4 OF OPTIMUM MOISTURE CONTENT
5. TOP OF WATER LINES SHALL BE A MINIMUM OF 48" BELOW TOP OF PAVEMENT EXCEPT WHERE SHOWN OTHERWISE IN THESE PLANS.
6. FIRE HYDRANTS SHALL BE A MINIMUM 3' BEHIND THE FACE OF THE CURB UNLESS OTHERWISE DIRECTED BY THE CITY. FIRE HYDRANTS AND VALVES AS SHOWN ON THESE PLANS ARE SYMBOLIC ONLY. ALL FIRE HYDRANTS TO HAVE 5' CLEARANCE AROUND INCLUDING PARKING SPACES.
7. CORPORATION STOPS SHALL BE TESTED FOR FULL FLOW WHEN THE SYSTEM IS PRESSURE TESTED.
8. ALL NEW WATER MAINS SHALL BE FULLY PURGED.
9. ALL 6", 8", 10" & 12" WATER MAINS SHALL BE PVC AWWA C900, DR-14. ALL WATER MAINS USING POLY-WRAPPED DUCTILE IRON PIPE SHALL BE CLASS 51.
10. FITTINGS SHALL BE DUCTILE IRON AND MECHANICAL JOINT TYPE, WITH "COR-BLUE" BOLTS AND SHALL BE CLASS 250.

1. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER, THE ENGINEER NOR THE CITY ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
2. THE CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. TRENCHES WHICH LIE OUTSIDE EXISTING PAVEMENTS SHALL BE BACKFILLED ABOVE THE TOP OF THE EMBEDMENT WITH TYPE "C" BACKFILL MATERIAL. WHEN TYPE "C" BACKFILL MATERIAL IS NOT SUITABLE AND AT THE DIRECTION OF THE ENGINEER, TYPE "B" MATERIAL SHALL BE USED. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY BY MEANS OF TAMPING ONLY. TRENCHES THAT CROSS UNDER EXISTING OR FUTURE PAVEMENT SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY WITH MOISTURE CONTENT-2 AND +4% OF OPTIMUM MOISTURE CONTENT.
4. TYPICAL LOCATION OF SANITARY SEWER PIPE SHALL BE A MINIMUM OF 4'-0" BELOW TOP OF PAVEMENT EXCEPT WHERE SHOWN OTHERWISE IN THESE PLANS.
5. ALL FLEXIBLE SANITARY SEWER MAINS SHALL BE TESTED WITH STANDARD 5% DEFLECTION MANREL.
6. ALL SANITARY SEWER LINES SHALL BE CAPPED WITH AN APPROPRIATE CAP AT THE END OF EACH WORKDAY.
7. WHEN EXISTING GRADES ARE LOWER THAN PROPOSED MAINS, THE FILL AREA OVER THE PIPE SHALL BE FILLED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY TO THE PROPOSED FINISHED GRADE PRIOR TO INSTALLING ANY MAIN.
8. ALL SEWER SERVICES SHALL BE CONSTRUCTED OF SDR-35 PIPE.

1. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS TO THE OWNER, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY.
2. ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), LATEST VERSION.
3. THE CONTRACTOR SHALL COVER EXISTING SIGNS AND OBLITERATE EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE INTENT OF THESE TRAFFIC CONTROL PLANS TO AVOID CONFUSION TO THE TRAVELING PUBLIC.
4. THE CONTRACTOR SHALL UNCOVER EXISTING SIGNS AND REPLACE PAVEMENT MARKINGS IN-KIND AS ORIGINALLY CONFIGURED AT THE END OF CONSTRUCTION OPERATIONS AND PRIOR TO FINAL ACCEPTANCE BY THE OWNER.
5. ALL TEMPORARY SIGNS, BARRICADES, WARNING LIGHTS AND OTHER MISCELLANEOUS TRAFFIC CONTROL MEASURES SHALL BE REMOVED AND ORIGINAL TRAFFIC CONTROL MEASURES REPLACED AT THE END OF THE CONTRACTOR'S CONSTRUCTION OPERATIONS.

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL USE SEDIMENT FILTERS OR OTHER MEASURES APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM CLOGGING STORM SEWER PIPES OR PROPOSED OR EXISTING INLETS, OR FROM BEING TRANSPORTED TO ADJACENT PROPERTIES AND STREET RIGHT-OF-WAYS. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL FINAL GRADING AND PAVING IS COMPLETE AND PERMANENT SOIL STABILIZATION IS ACHIEVED.
2. CONSTRUCTION OPERATIONS SHALL BE MANAGED SO THAT AS MUCH OF THE SITE AS POSSIBLE IS LEFT COVERED WITH EXISTING TOPSOIL AND VEGETATION.
3. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE SEEDED (OR SODDED), IRRIGATED, AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. UNLESS OTHERWISE NOTED, PRIVATE LAWN AREAS AND PARKWAYS IN FRONT OF PRIVATE LAWN AREAS DISTURBED BY CONSTRUCTION SHALL BE REPLACED WITH BLOCK SOD SIMILAR TO THAT EXISTING.
4. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THE EROSION CONTROL PLAN. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION TRAFFIC UTILIZES THE STABILIZED ENTRANCE AT ALL TIMES FOR INGRESS/EGRESS TO THE SITE.
5. CONSTRUCTION ENTRANCE:
 - MINIMUM SIZE STONE: 4-6 INCHES DIAMETER
 - THICKNESS: NOT LESS THAN 12-INCHES
 - LENGTH: 50-FEET MINIMUM
 - WIDTH: NOT LESS THAN 20-FEET MINIMUM OF ALL POINTS OF INGRESS AND EGRESS.
 - MAINTENANCE REQUIREMENTS: AS NECESSARY TO PREVENT TRACKING OR FLOWING MUD INTO PUBLIC RIGHT-OF-WAY OR PARKING AREAS.

1. IF A GRADING PERMIT IS REQUIRED FROM THE CITY PRIOR TO STARTING CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMIT AND PAYING ALL ASSOCIATED FEES.
2. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
3. ALL SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVING SURFACE OR FINISHED EARTH GRADE UNLESS NOTED OTHERWISE.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM THE EXISTING AND PROPOSED BUILDINGS AND NO PONDING IN PAVED AREAS. CONTRACTOR ADJUSTMENTS TO SPOT GRADES TO MAINTAIN POSITIVE DRAINAGE IS ALLOWED WITH THE PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PAVING IF ANY AREAS OF POOR DRAINAGE ARE ENCOUNTERED.
5. THE CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE CABLES WHICH ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
6. ALL EXISTING CONCRETE PAVING, CHANNEL IMPROVEMENTS, SIDEWALK, STRUCTURES AND CURB DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY AND DISPOSED OF BY THE CONTRACTOR, OFFSITE UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER.
7. ALL CLEARING, GRADING, COMPACTION AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE TO THE GEOTECHNICAL REPORT.
8. GRADING CONTRACTOR TO COORDINATE WITH THE FRANCHISE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
9. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES AND USE TO DETERMINE HIS BID ACCORDINGLY.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. & T.A.S) EXIST TO AND FROM EVERY DOOR. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. SIDEWALK SLOPES SHALL EXCEED 1 VERTICAL TO 20 HORIZONTAL. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. AND T.A.S. COMPLIANCE ISSUES.

By: Chris Donosky Date: 12/28/2023

PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 12/28/2023 3:04 PM
 LOCATION: Z: \PROJECTS\PROJECT
 LAST SAVED: 10/25/2023 2:55 PM

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

3. 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

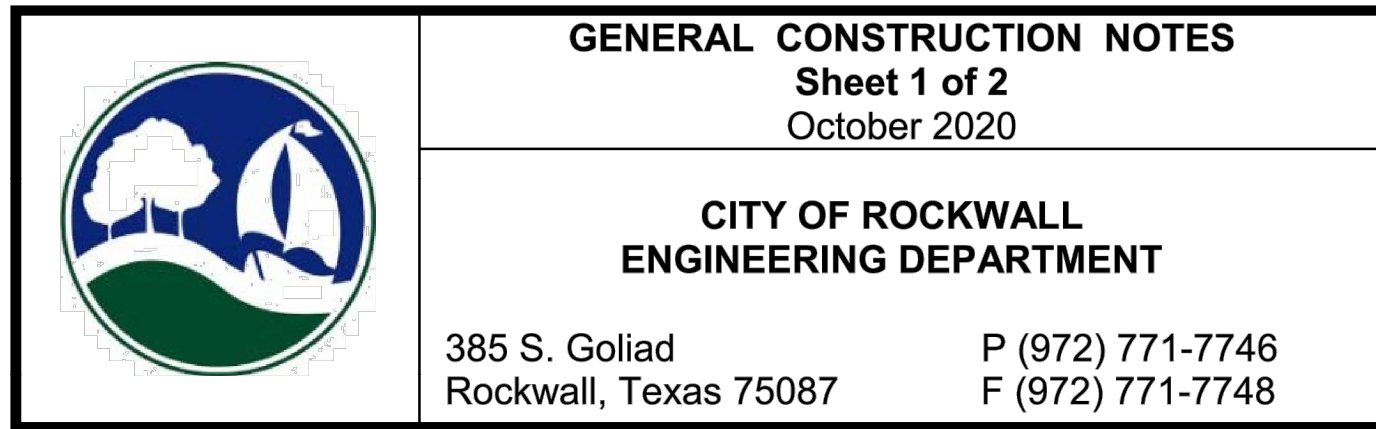
1. It is the CONTRACTOR's responsibility to notify utility companies to arrange for utility locates at least 48 hours prior to beginning construction. The completeness and accuracy of the utility data shown on the plans is not guaranteed by the design engineer or the City. The CONTRACTOR is responsible 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

3. 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 larger 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. ConShield 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.



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By: Drew Donohue Date: 12/28/2023

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.

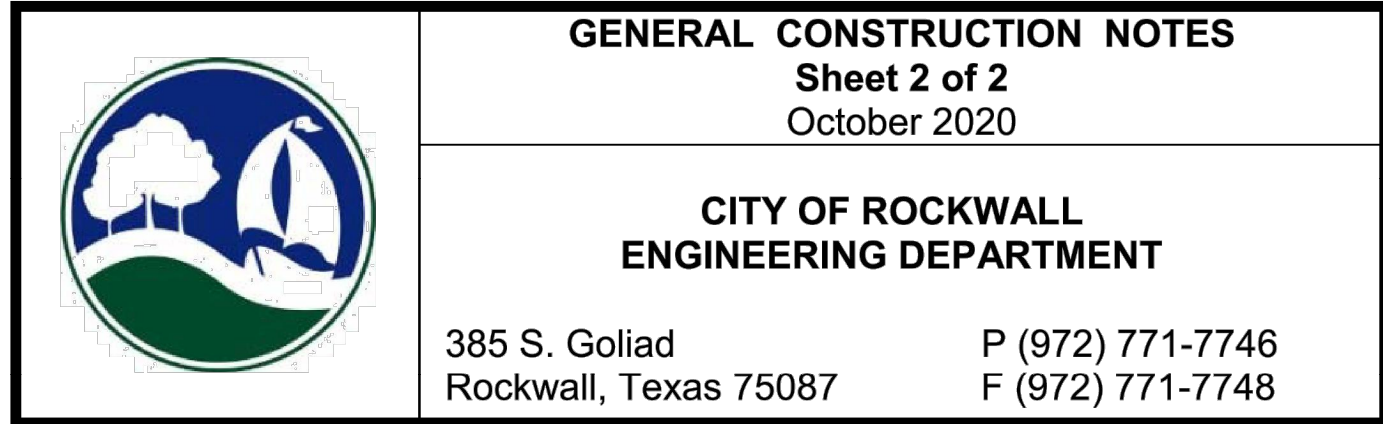
1. All detention systems are to be installed and verified for design compliance along with the associated storm sewer and outflow structures, prior to the start of any paving operations (including building foundations). Erosion protection shall be placed at the pond outflow structures, silt fence along 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"

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.

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.

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.”



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By: Drew Donosky Date: 12/28/2023

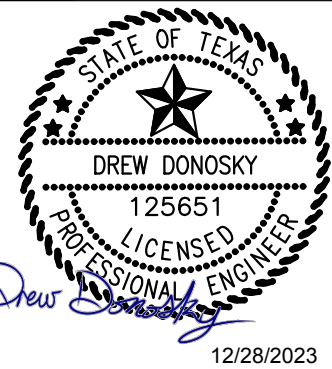
TEXAS REGISTRATION #14199

CLAYMOORE

ENGINEERING

PHONE: 817.281.1972
WWW.CLAYMOREENG.COM

103 CENTRAL DR., SUITE #406
DALLAS, TX 75201



CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

CITY GENERAL NOTES

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	12/28/2023

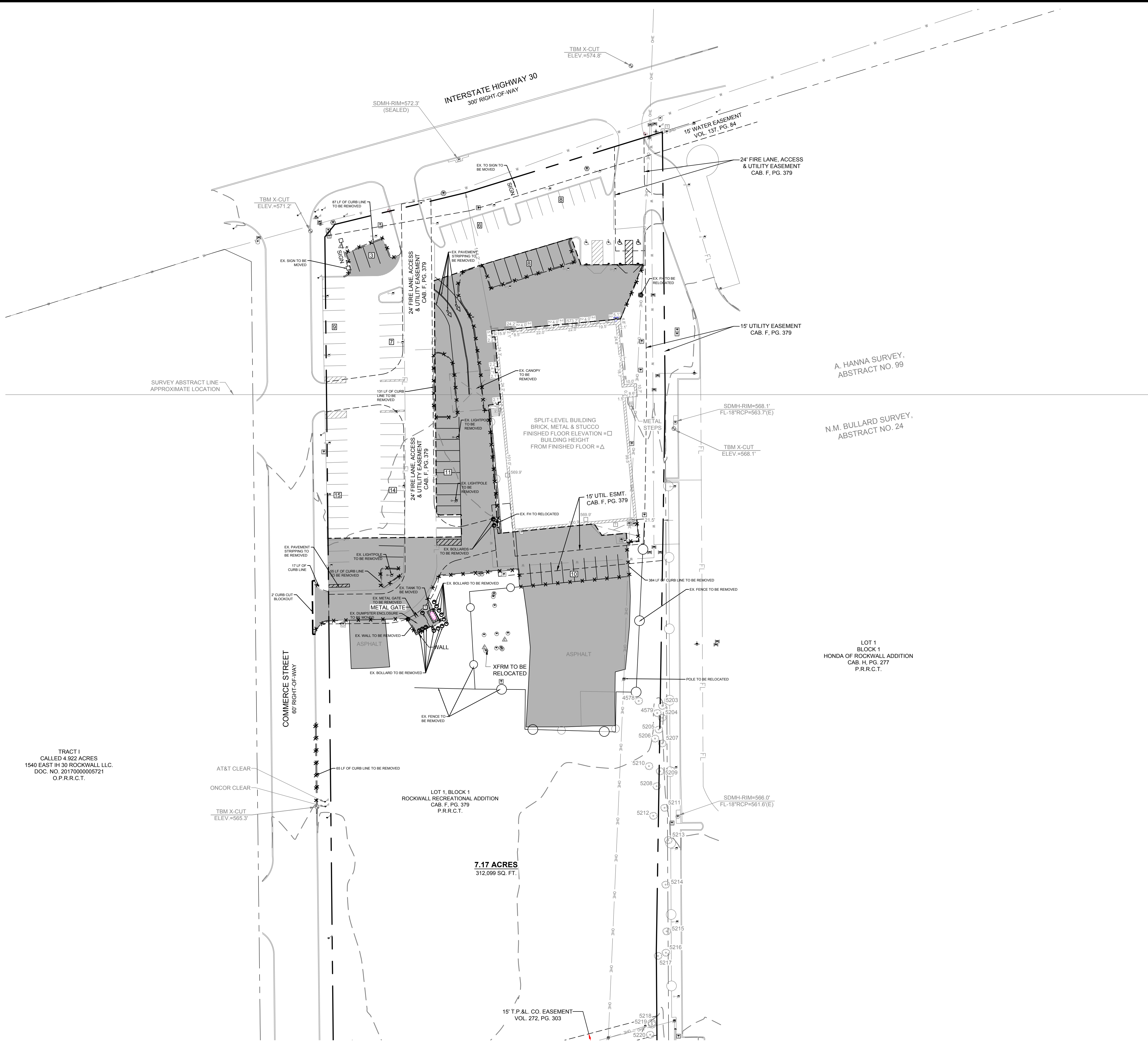
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C-3

File No. 2020-021

PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 12/28/2023 3:04 PM
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PLOTTED BY: LYNN POWLAND
 PLOT DATE: 12/28/2023 10:04 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CD\ SHEETS\C-4 DEMOLITION PLANDWG
 LAST SAVED: 12/10/2023 3:01 PM



GRAPHIC SCALE

1 inch = 40 ft.

LEGEND

- EXISTING PAVEMENT TO BE REMOVED
- FULL-DEPTH SAWCUT
- EXISTING CURB TO BE REMOVED

GENERAL NOTES:

- THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF UTILITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED INCLUDING PRE-CONSTRUCTION MEETINGS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKERS AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
- CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATIONS REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STATE, LOCAL, OR FEDERAL REQUIREMENTS.
- CONTRACTOR TO PROVIDE PROPER NOTIFICATION TO UTILITY COMPANIES PRIOR TO REMOVAL OF ANY UTILITY LINES
- CONTRACTOR IS RESPONSIBLE FOR THE PROPER CITY, STATE, OR FEDERAL NOTIFICATIONS AND/OR FEES ASSOCIATED WITH THE DEMOLITION PRIOR TO COMMENCING.
- CONTRACTOR TO PROPERLY DISPOSE OF ALL DEMOLISHED MATERIAL OFF OF THE SITE.
- IF NOT SHOWN ON THE DEMOLITION DRAWINGS, THE CONTRACTOR SHALL REMOVE ALL EXISTING MATERIALS AS NECESSARY TO COMPLETE ALL NEW WORK AS REQUIRED BY OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
- SALVAGE RIGHTS FOR ALL DEMOLISHED MATERIALS SHALL BE FIRST GIVEN TO THE OWNER. ANY MATERIALS NOT RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS IN THE REMOVAL/DEMOLITION OF HAZARDOUS MATERIALS.
- CONTRACTOR IS RESPONSIBLE FOR ALL REGISTRATIONS, PERMITS AND FEES REQUIRED TO REMOVE & PROPERLY DISPOSE OF ALL DEMOLITION MATERIALS.
- DEMO CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS AND NOTIFICATIONS TO ALL LOCAL, STATE AND FEDERAL AUTHORITIES.
- CONTRACTOR SHALL COORDINATE AND ASSUME ANY FEES ASSOCIATED WITH REMOVAL OF UTILITIES. ALL ABANDONED UTILITIES TO BE REMOVED & CAPPED.
- REFER TO SURVEY FOR LIMITS AND BOUNDARY OF PROPERTY.
- CONTRACTOR SHALL PROMPTLY REPAIR DAMAGES TO ADJACENT FACILITIES CAUSED BY DEMOLITION OPERATIONS.

This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.

By: *Drew Donosky* Date: 12/28/2023

ENGINEER'S CERTIFICATION:

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

BENCHMARKS:

TBM #1: X-CUT INTO CURB APPX 12' WEST AND 5' NORTH OF NORTH WEST PROPERTY CORNER. ELEV 571.2

TBM #2: X-CUT INTO EXISTING CURB INLET APPX 241' SOUTH AND 8' EAST OF NORTH EAST PROPERTY CORNER. ELEV 568.1

TEXAS REGISTRATION #14199

CLAYMOORE

ENGINEERING

1983 CENTRAL DR. SUITE #403
ROCKWALL, TX 75087

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STATE OF TEXAS

DREW DONOSKY

25665

PROFESSIONAL ENGINEER

12/28/2023

CLAY COOLEY HYUNDAI

1540 I-30

ROCKWALL, TX 75087

DEMOLITION PLAN

DESIGN: LRR

DRAWN: LRR

CHECKED: CLC

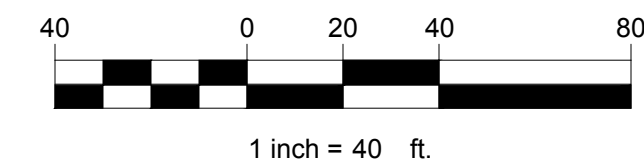
DATE: 12/28/2023





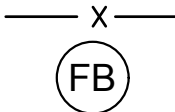
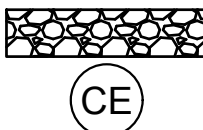
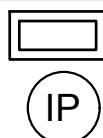

SHEET

C-4

File No. 2020-021

PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 12/28/2023 3:04 PM
 LOCATION: Z:\PROJECTS\PROJECT
 LAST SAVED: 12/10/2023 1:22 PM



	DIRECTION OF FLOW
	EXISTING CONTOUR
	PROPOSED CONTOUR
	LIMITS OF CONSTRUCTION
	FILTER BARRIER
	CONSTRUCTION ENTRANCE
	INLET PROTECTION
	FILTER SOCK

ONSITE DISTURBED AREA	4.40 AC
OFFSITE DISTURBED AREA	0.19 AC
TOTAL DISTURBED AREA	4.59 AC

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By: Dino Donosky Date: 12/28/2023

ENGINEER'S CERTIFICATION:

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BENCHMARKS:

TBM #1: X-CUT INTO CURB APPX 12' WEST AND 5' NORTH OF NORTH WEST PROPERTY CORNER. ELEV 571.2

TBM #2: X-CUT INTO EXISTING CURB INLET APPX 241' SOUTH AND 8' EAST OF NORTH EAST PROPERTY CORNER. ELEV 568.1

CLAYMOORE
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1000 CENTRAL DR. SUITE #408
BEDFORD, TX 76021



CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

EROSION CONTROL PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLO
DATE:	12/28/2023
<p>SHEET</p> <p>C-5</p>	
File No.	2020-021

PLOTTED BY: LYNN POWLAND
 PLOT DATE: 12/28/2023 3:05 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\C-6 EROSION CONTROL DETAILS.DWG
 LAST SAVED: 10/26/2023 11:33 AM

STANDARD EROSION CONTROL GENERAL NOTES

- EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
- ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF ROCKWALL.
- IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
- IF OFF-SITE BORROW OR SPOILS SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. OFF-SITE BORROW AND SPOILS AREAS ARE CONSIDERED PART OF EROSION CONTROL REQUIREMENTS. THESE AREAS SHALL BE STABILIZED WITH GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.
- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
- CONTRACTOR SHALL HAVE A COPY OF THE SWPPP ON SITE AT ALL TIMES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE E.P.A. CONTRACTOR SHALL COMPLY WITH ALL T.C.E.Q. STORM WATER POLLUTION PREVENTION REQUIREMENTS.

EROSION CONTROL SCHEDULE AND PHASING

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

PHASE 1 - DEMOLITION/GRADING

- CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION SHOWN ON GRADING AND EROSION CONTROL PLAN, NOTES, AND DETAIL SHEETS.
- BEGIN CLEARING AND GRADING OF SITE.
- SEED AND REVEGETATE SLOPES WHERE SHOWN.

PHASE 2 - UTILITIES

- KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
- INSTALL STORM DRAINS AS SPECIFIED ON PLAN SHEETS.
- INSTALL INLET PROTECTION.

PHASE 3 - PAVING

- KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
- STABILIZE SUBGRADE.
- PAVE PARKING LOT AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
- REMOVE TEMPORARY CONSTRUCTION ENTRANCE.
- MAINTAIN INLET PROTECTION.

PHASE 4 - LANDSCAPING AND SOIL STABILIZATION

- REVEGETATE LOT AND PARKWAYS
- LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
- REMOVE EROSION CONTROL DEVICES WHEN GROUND COVER ESTABLISHED.

B.M.P. MAINTENANCE SCHEDULE

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:

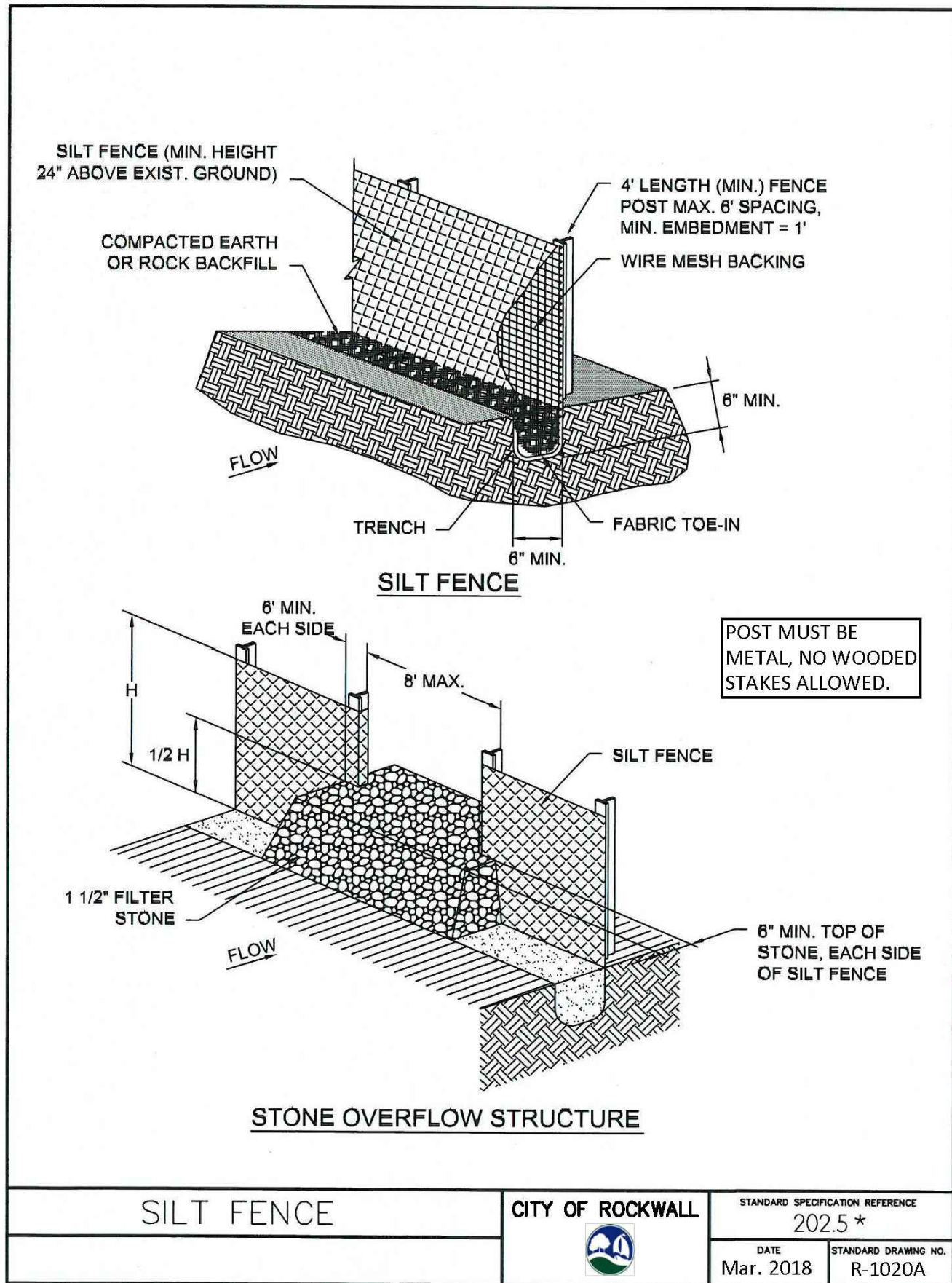
INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASH DOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

SILT FENCE:

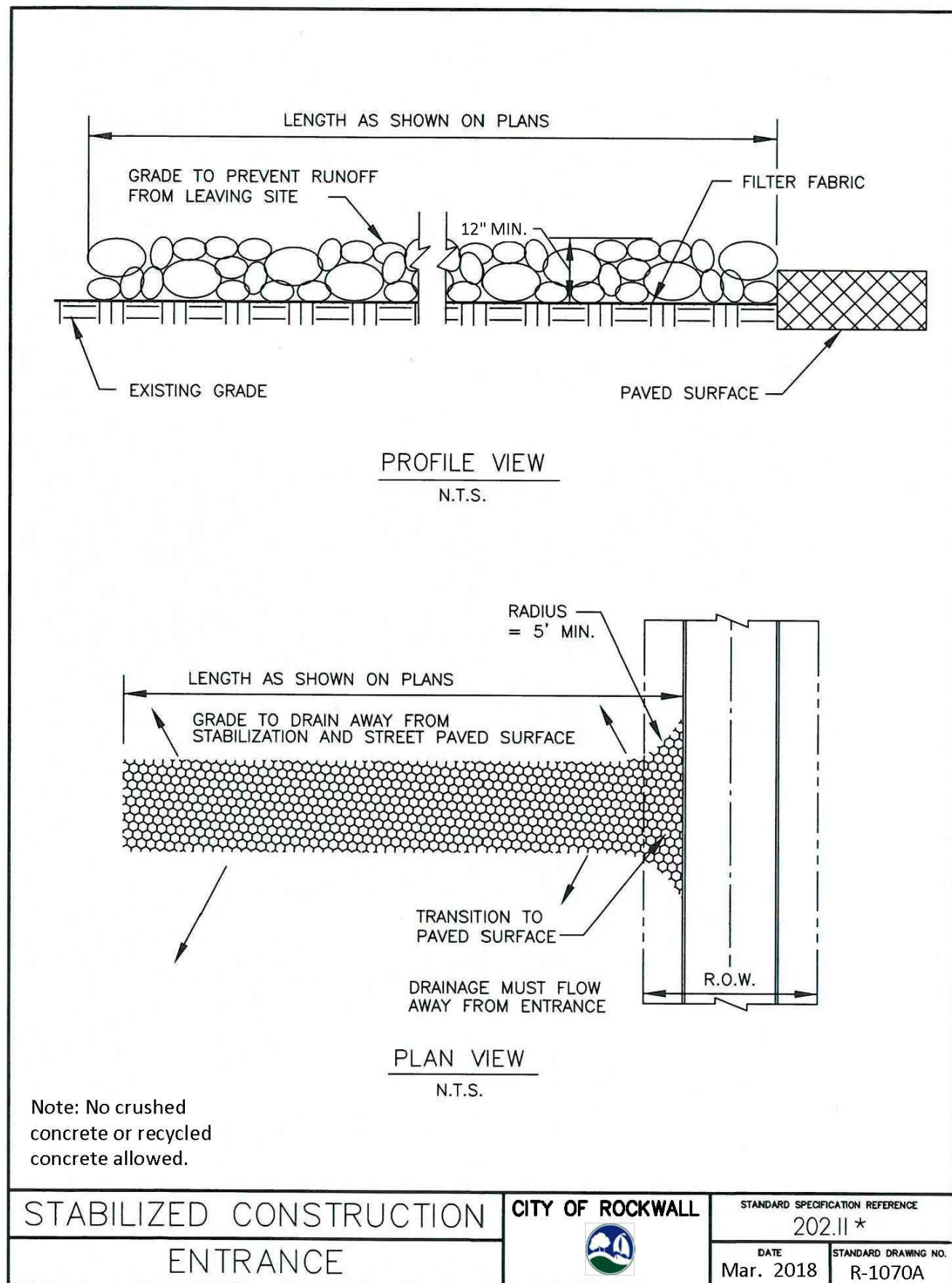
INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

INLET PROTECTION:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE DESIGN DEPTH. IF DE-WATERING OF THE STORAGE VOLUME IS NOT OCCURRING, CLEAN OR REPLACE THE FILTER STONE SURROUNDING THE INLET. CLEAN THE STONE SURFACE THE FIRST FEW TIMES BY RAKING. REPEATED SEDIMENT BUILD-UP WILL REQUIRE FILTER STONE REPLACEMENT.



*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.



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SILT FENCE GENERAL NOTES:

- POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
- 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 SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
- FILTER STONE SHALL BE WRAPPED IN FILTER FABRIC AND BURIED SIX (6") INCHES MINIMUM.

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

*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.

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

- STONE SHALL BE 4 TO 6 INCH DIAMETER COARSE AGGREGATE.
- MINIMUM LENGTH SHALL BE 50 FEET AND WIDTH SHALL BE 20 FEET.
- THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
- THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
- THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
- PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
- INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.
- NO CRUSHED OR RECYCLED CONCRETE ALLOWED.

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

*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.

ROCK CHECK DAM GENERAL NOTES:

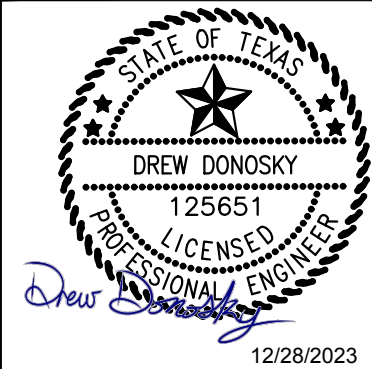
- STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1½ TO 3½ INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.
- THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
- WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
- WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
- FILTER STONE SHALL BE WRAPPED IN APPROPRIATE SIZED WIRE MESH TO CONTAIN STONE AND BURIED SIX (6") INCHES MINIMUM.

ROCK CHECK DAM	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 202.9 *
		DATE: Mar. 2018 STANDARD DRAWING NO. R-1060B

*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.

This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.

By: *Drew Donosky* Date: 12/28/2023



CLAY COOLEY HYUNDAI
 1540 I-30
 ROCKWALL, TX 75087

EROSION CONTROL DETAILS

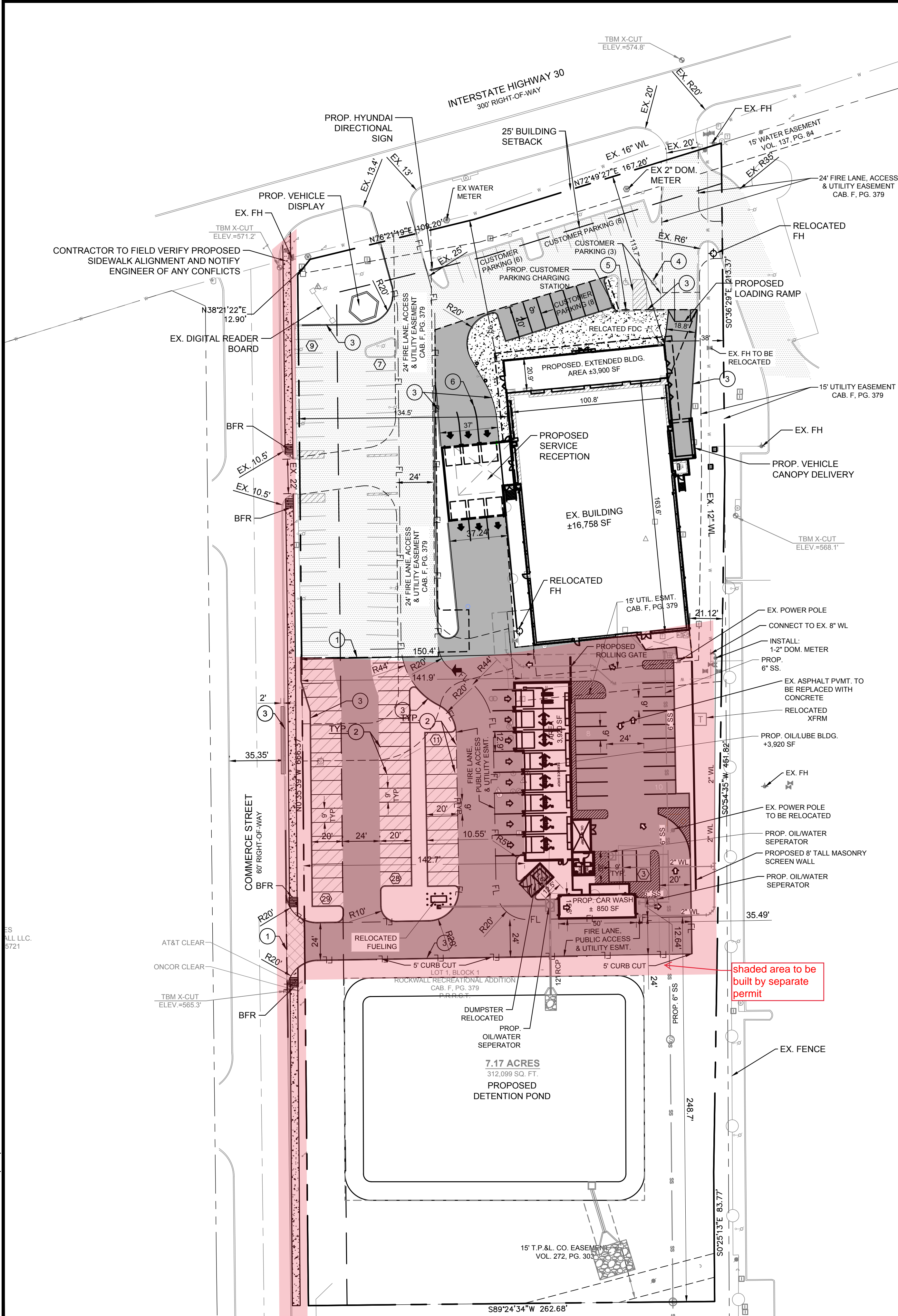
DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	12/28/2023

SHEET

C-6

File No. 2020-021

PLotted BY: LYNN POWLAND
PLOT DATE: 12/28/2023 3:05 PM
LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\C-7 DIMENSIONAL CONTROL AND PAVING PLANDWG
LAST SAVED: 12/28/2023 2:27 PM



A. HANNA SURVEY,
ABSTRACT NO. 99

N.M. BULLARD SURVEY,
ABSTRACT NO. 24

LOT 1
BLOCK 1
HONDA OF ROCKWALL ADDITION
CAB. H, PG. 277
P.R.R.C.T.

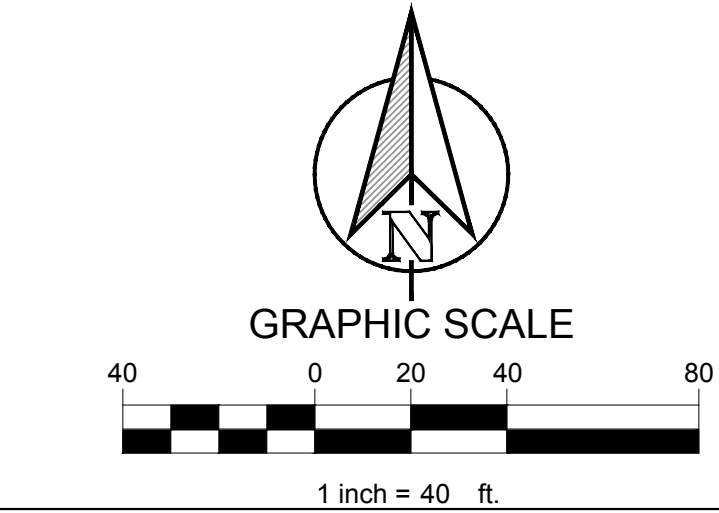
shaded area to be
built by separate
permit

NOTE TO CONTRACTOR:
IF EXISTING PAVING SECTIONS EXCEED THE
RECOMMENDATIONS IN THESE PLANS,
CONTRACTOR SHALL MATCH THE EXISTING
PAVING SECTION. IN NO CASE SHALL PAVING
DECTIONS BE LESS THAN THOSE DETAILED
IN THESE PLANS

PARKING DATA TABLE	
PARKING REQ.	
SALES FLOOR 1/ 250 SF	16 SAPCES
OFFICE SF 1/ 300 SF	5 SPACES
1 PER 2 BAY	8 SPACES
TOTAL:	19 SPACES
PARKING PROVIDED	
DISPLAY PARKING	66 SPACES
CUSTOMER PARKING	27 (2 ADA) SPACES
SERVICE/STORAGE PARKING	21 SPACES

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construction process reported by the contractor to ClayMoore
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available.
By: Drew Donosky Date: 12/28/2023

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



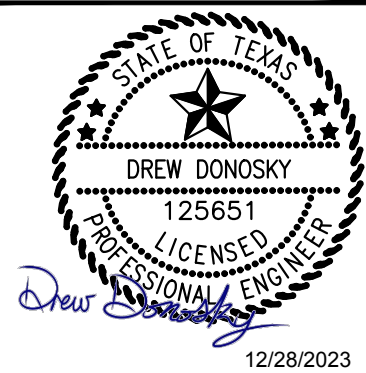
SITE DATA TABLE	
SITE AREA	7.71 AC (312,099 SF)
ZONING	L1
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 SF (DEALERSHIP)
	850 SF (CARWASH)
	3,920 SF (OIL/LUBE)
LOT COVERAGE	0.07 %
FLOOR TO AREA RATIO	0.07 : 1
BUILDING HEIGHT	1 STORY
SALES FLOOR AREA	3,928 SF
OFFICE AREA	1,303 SF
# OF BAYS	12

CONSTRUCTION SCHEDULE	
①	PROP. SAW CUT FULL DEPTH EXISTING PAVEMENT
②	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PROP. CONCRETE CURB & GUTTER
④	EX. HANDICAP SYMBOL
⑤	EX. HANDICAP SIGN
⑥	PROP. PAVEMENT STRIPING
⑦	PROP. PROPOSED BOLLARD

- NOTES:
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

CONSTRUCTION SCHEDULE	
	EXISTING CONCRETE PAVEMENT
	FIRE LANE AND DRIVE AISLE 6", 3600 PSI (6.5 SACK/CY), #3 ON 18" ON 6" LIME STABILIZED SUBGRADE
	PARKING 5", 3600 PSI (6.5 SACK/CY), #3 ON 24" ON 6" LIME STABILIZED SUBGRADE
	PROPOSED DUMPSTER ENCLOSURE MIN. 7" 3600 PSI CONCRETE, #3 ON 24" ON 6" LIME STABILIZED SUBGRADE
	PROPOSED 8" CITY OF ROCKWALL PAVING PER CITY DETAILS
	PROPOSED CONCRETE SIDEWALK PER DETAIL SHEET C-16
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PROPOSED SAWCUT
	PARKING COUNT

BENCHMARKS:
TBM #1: X-CUT INTO CURB APPX 12' WEST AND 5' NORTH OF NORTH WEST PROPERTY CORNER. ELEV 571.2
TBM #2: X-CUT INTO EXISTING CURB INLET APPX 241' SOUTH AND 8' EAST OF NORTH EAST PROPERTY CORNER. ELEV 568.1

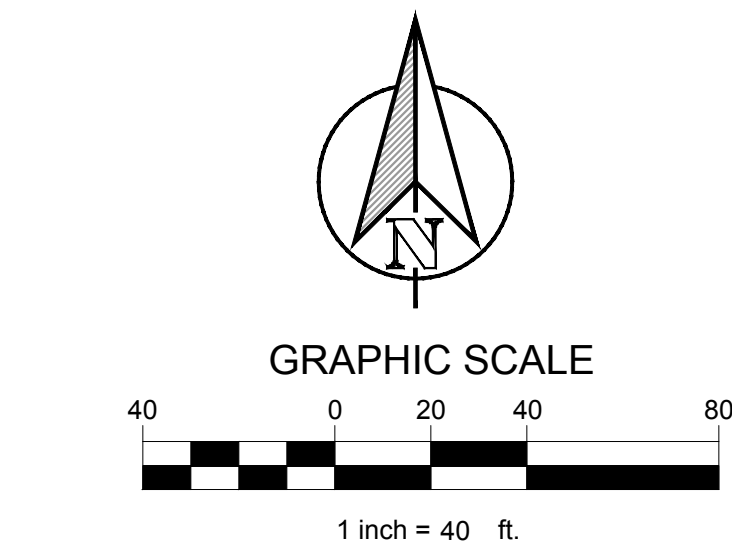









CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

DIMENSIONAL
CONTROL AND
PAVING PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	12/28/2023
SHEET	
C-7	
File No.	2020-021

(SP2022-003)



LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED GRADE (TOP OF PAVEMENT)
	MATCH EXISTING
	TOP OF RAMP
	100 YEAR WSE
	FLOW PATH

- NOTES:**
1. ALL SPOT ELEVATIONS ARE TO TOP OF PAVING UNLESS OTHERWISE NOTED.
 2. EXISTING UTILITIES WERE OBTAINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND NOTIFY THE ENGINEER FOR ANY DISCREPANCIES WITH THIS PLAN.
 3. MAXIMUM SLOPE IN LANDSCAPE AREAS ARE NOT TO EXCEED 4:1. MIN EARTH GRADE IS 1% MIN PAVING GRADE IS 0.5%.
 4. ALL CURB HEIGHTS ARE 6-INCHES UNLESS NOTED OTHERWISE.
 5. REF. TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
 6. REF. STRUCTURAL PLANS, SPECIFICATIONS, AND GEOTECHNICAL REPORT FOR ALL BUILDING PAD PREPARATION CRITERIA.
 7. THE CONTRACTOR SHALL CONSTRUCT ALL BARRIER FREE RAMP PER CITY OF ROCKWALL AND ADA STANDARDS.
 8. GRADING OR SIDEWALKS AND ACCESSIBLE RATES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT.
 9. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
 10. GRADING OF ALL HANDICAPPED SPACES AND ROUTES IS TO CONFORM TO LOCAL, STATE AND FEDERAL GUIDELINES.
 11. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
 12. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM EXISTING & PROPOSED BUILDINGS.

This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.

By: Chris Donohy Date: 12/28/2023

Worksheet: Cipolletti Weir - 1

Calculations Messages

Solve For: Crest Length ↕

Discharge:	<input type="text" value="27.25"/>	ft³/s	Headwater Height Above Crest:	<input type="text" value="0.50"/>	ft
Headwater Elevation:	<input type="text" value="564.00"/>	ft	Tailwater Height Above Crest:	<input type="text" value="-563.50"/>	ft
Crest Elevation:	<input type="text" value="563.50"/>	ft	Equal Side Slopes:	<input type="text" value="0.25"/>	ft/ft (H:V)
Tailwater Elevation:	<input type="text" value="0.00"/>	ft	Flow Area:	<input type="text" value="12.91"/>	ft²
Weir Coefficient:	<input type="text" value="3.00"/>	US	Velocity:	<input type="text" value="2.11"/>	ft/s
Crest Length:	<input type="text" value="25.69"/>	ft	Wetted Perimeter:	<input type="text" value="26.72"/>	ft
			Top Width:	<input type="text" value="25.94"/>	ft

! Calculation Successful.

ENGINEER'S CERTIFICATION:

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

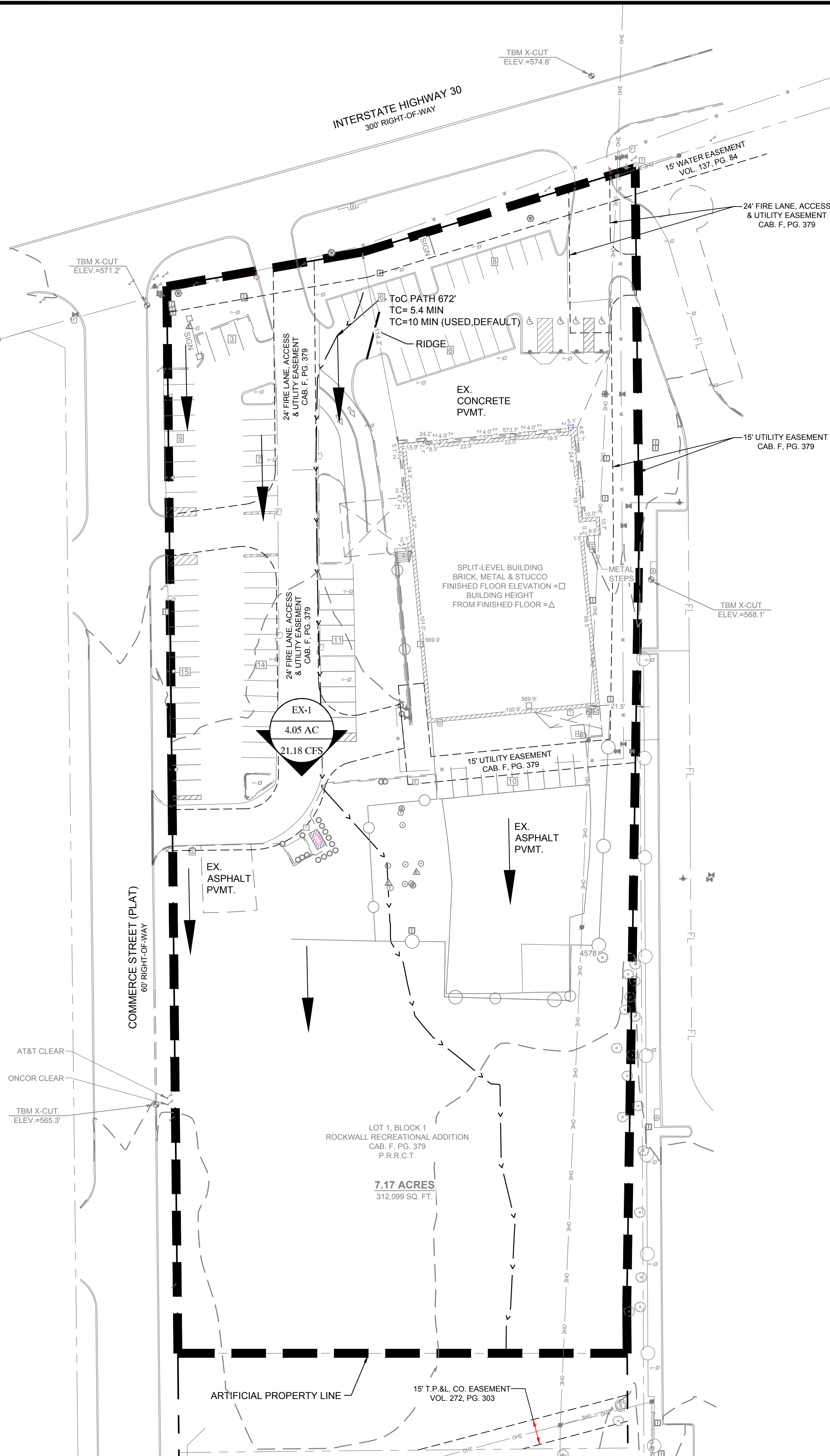
BENCHMARKS:

TBM #1: X-CUT INTO CURB APPX 12' WEST AND 5' NORTH OF NORTH WEST PROPERTY CORNER. ELEV 571.2

TBM #2: X-CUT INTO EXISTING CURB INLET APPX 241' SOUTH AND 8' EAST OF NORTH EAST PROPERTY CORNER. ELEV 568.1

DESIGNED BY: LYNN POWLAND
PLOT DATE: 12/28/2023 10:05 PM
LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\C-9 EXISTING DRAINAGE AREA MAP.DWG
LAST SAVED: 10/26/2023 10:29 AM

ES
ALL L.L.C.
35721



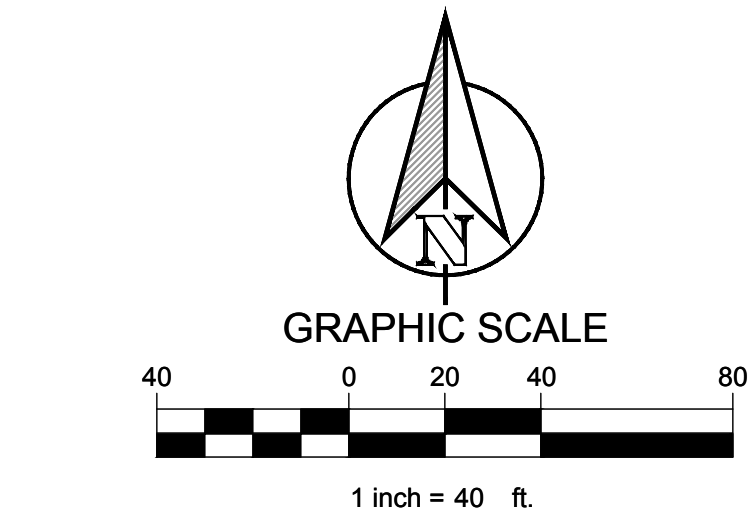
A. HANNA SURVEY,
ABSTRACT NO. 99

N.M. BULLARD SURVEY,
ABSTRACT NO. 24

LOT 1
BLOCK 1
HONDA OF ROCKWALL ADDITION
CAB. H. PG. 277
P.R.R.C.T.

FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48397C0045LK, DATED SEPTEMBER 28, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DALLAS COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" WHICH IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.



LEGEND	
	- DRAINAGE AREA
	- DRAINAGE AREA IN ACRES
	- 100 YR FLOW FOR DRAINAGE AREA
	DIRECTION OF FLOW
	DRAINAGE AREA BOUNDARY

EX. WEIGHTED C FACTOR CALCULATIONS			
DA #	AREA (AC)	C FACTOR	WEIGHTED C FACTOR
EX-1	BUILDING	0.38	0.63
	PAVEMENT	1.67	
	LANDSCAPE	2.00	
TOTAL	4.05	0.35	0.63

HYDROLOGIC CALCULATIONS - PRE DEVELOPED												
DRAINAGE AREA	AREA (AC.)	TC (MIN)	C	I _p (IN/HR)	Q _p (CFS)	I ₁₀ (IN/HR)	Q ₁₀ (CFS)	I ₂₅ (IN/HR)	Q ₂₅ (CFS)	I ₁₀₀ (IN/HR)	Q ₁₀₀ (CFS)	COMMENTS
EX-1	4.05	10	0.63	6.10	15.56	7.10	18.12	8.30	21.18	9.80	25.00	RAINS TO SOUTH OF PROPERTY
TOTAL DRAINAGE	4.05				15.56				21.18		25.00	

Time of Concentration	
EX -1 Undeveloped Tract	
Total Length of Flow =	672 ft
Overland Flow (1st 100 ft.)	
Tc = 0.007(nL) ^{0.58} / (P ² * 0.5 * s ^{0.4})	
n =	0.011 grass
L =	100
P2 =	3.8
s =	0.017
Mannings Number	
Concrete =	0.011
Grass =	0.15
Average Slope =	
1.67%	
Tc =	0.02 Hours
Tc =	1.2 Minutes
Shallow Concentrated Flow	
Unpaved Velocities = V = 16.1345(s) ^{0.5}	
Paved Velocities = V = 20.3282(s) ^{0.5}	
Average Slope	
Sunpaved =	1.8%
Spaved =	1.6%
Vunpaved =	2.16 ft/s
Vpaved =	2.54 ft/s
Unpaved Length	374 ft
Paved Length =	198 ft
Tc (unpaved) =	172.8 seconds
Tc (paved) =	78.0 seconds
Tc (unpaved) =	2.9 minutes
Tc (paved) =	1.3 minutes
Tc (total) =	4.2 minutes
Total Tc =	5 minutes

This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.

By: *Drew Donosky* Date: 12/28/2023

ENGINEER'S CERTIFICATION:

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BENCHMARKS:

TBM #1: X-CUT INTO CURB APPX 12' WEST AND 5' NORTH OF NORTH WEST PROPERTY CORNER. ELEV 571.2

TBM #2: X-CUT INTO EXISTING CURB INLET APPX 241' SOUTH AND 8' EAST OF NORTH EAST PROPERTY CORNER. ELEV 568.1

TEXAS REGISTRATION #14199
CLAYMOORE
ENGINEERING
PHONE 917.281.0072
1983 CENTRAL DR. SUITE #403
ROCKWALL, TX 75087
WWW.CLAYMOOREENR.COM

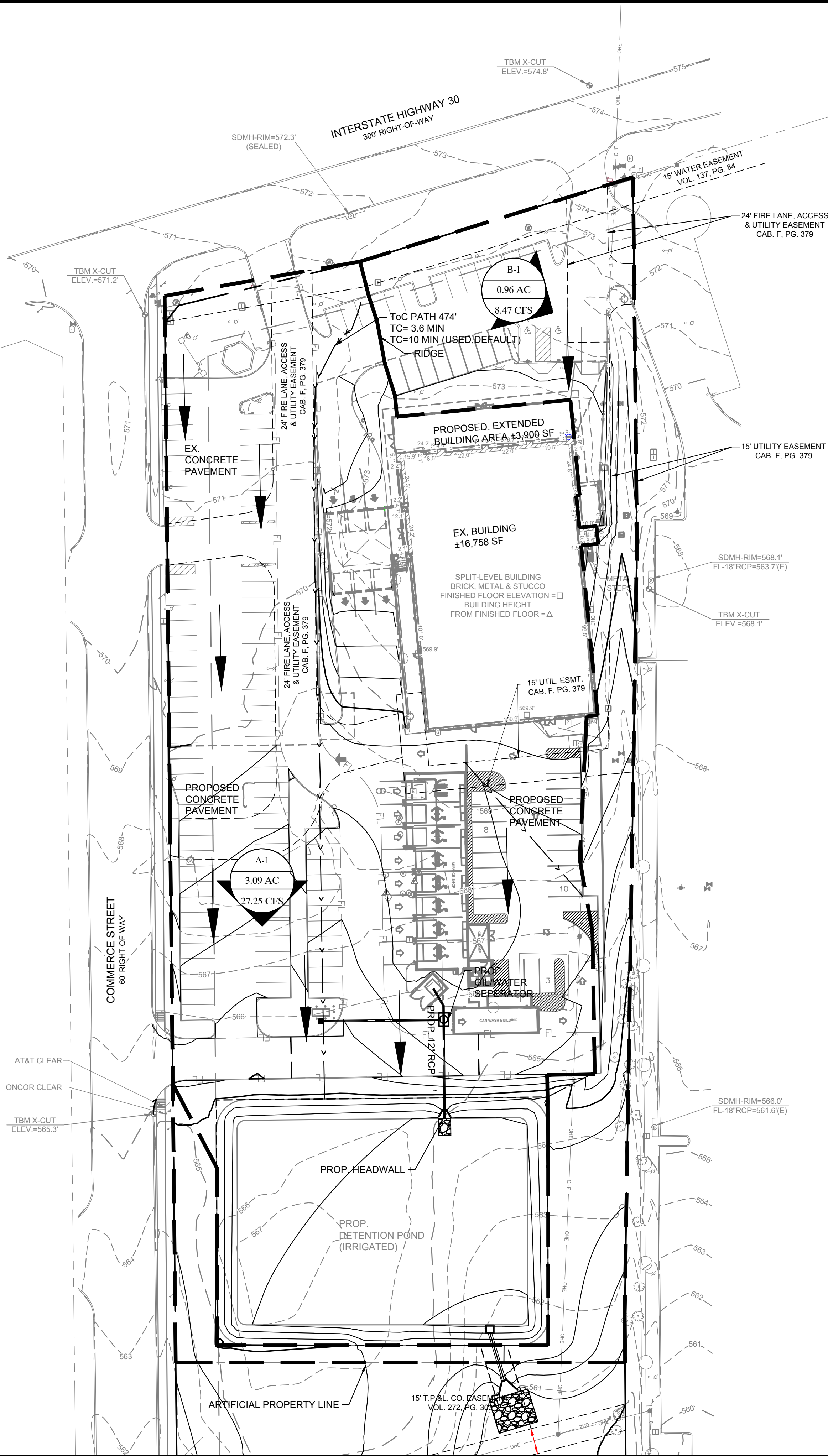
CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

EXISTING DRAINAGE AREA MAP

DESIGN: LRR
DRAWN: LRR
CHECKED: CLC
DATE: 12/28/2023
SHEET
C-9
File No. 2020-021

(SP2022-003)

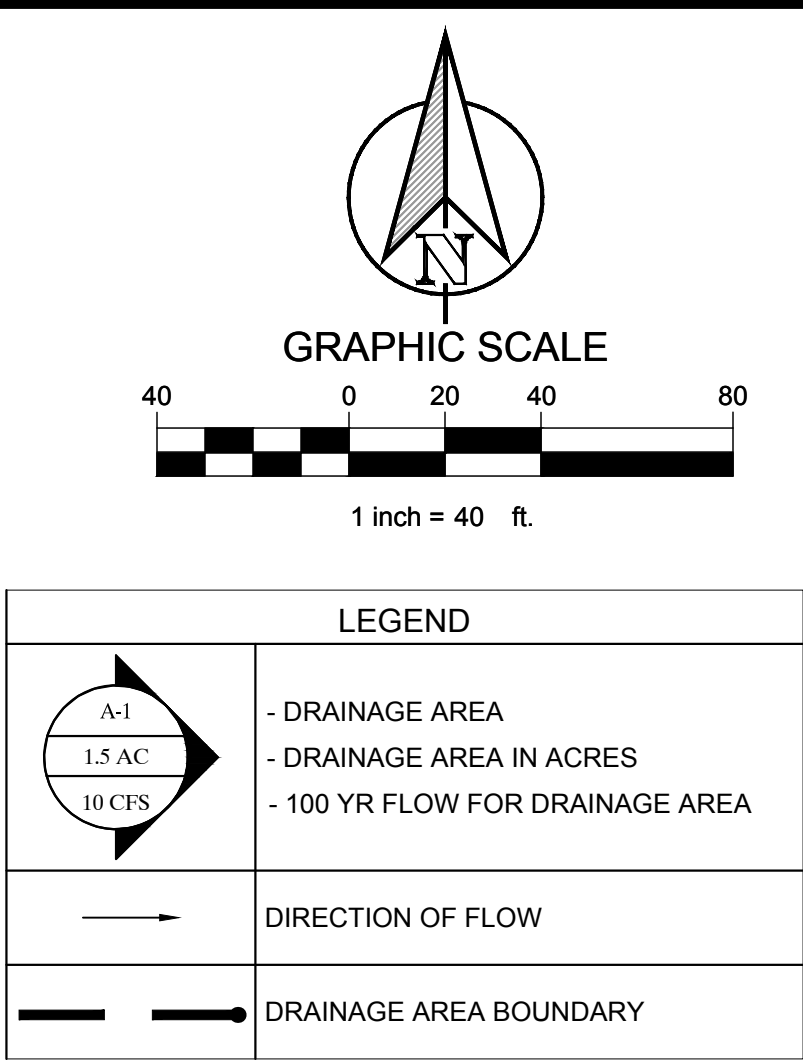
PLOTTED BY: LYNN POWLAND
 PLOT DATE: 12/28/2023 10:05 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\C-10 PROPOSED DRAINAGE AREA MAP.DWG
 LAST SAVED: 10/26/2023 10:28 AM



A. HANNA SURVEY,
 ABSTRACT NO. 99

 N.M. BULLARD SURVEY
 ABSTRACT NO. 24

FLOODPLAIN NOTE
 ACCORDING TO MAP NO. 48397C0045LK, DATED SEPTEMBER 28, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DALLAS COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" WHICH IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.



HYDROLOGIC CALCULATIONS - POST DEVELOPED												
DRAINAGE AREA	AREA (AC.)	TC (MIN)	C	I ₂ (IN/HR)	Q ₂ (CFS)	I ₁₀ (IN/HR)	Q ₁₀ (CFS)	I ₂₅ (IN/HR)	Q ₂₅ (CFS)	I ₁₀₀ (IN/HR)	Q ₁₀₀ (CFS)	COMMENTS
A	3.09	10	0.90	6.10	16.96	7.10	19.75	8.30	23.08	9.80	27.25	DRAINS TO DETENTION POND
B	0.96	10	0.90	6.10	5.27	7.10	6.13	8.30	7.17	9.80	8.47	BYPASS DETENTION POND
TOTAL DRAINAGE	4.05				22.23				30.25		35.72	

Time of Concentration			
EX -1 Undeveloped Tract			
Total Length of Flow =	474 ft		
Overland Flow (1st 100 ft.)			
Tc = 0.007(nL) ^{0.8} / (P ² *0.5 ^s *0.4)			
n =	0.011 Concrete	Mannings Number	
L =	100	Concrete =	0.011
P2 =	3.75	Grass =	0.13
s =	0.017	Average Slope =	1.67%
Tc =	0.02 Hours		
Tc =	1.2 Minutes		
Shallow Concentrated Flow			
Unpaved Velocities = V = 16.1345(s) ^{0.5}			
Paved Velocities = V = 20.3282(s) ^{0.5}			
Average Slope			
Sunpaved = 2.0%			
Spaved = 1.6%			
Unpaved =	2.30 ft/s		
Vpaved =	2.57 ft/s		
Unpaved Length	13 ft		
Paved Length =	361 ft		
Tc (unpaved) =	5.7 seconds		
Tc (paved) =	140.4 seconds		
Tc (unpaved) =	0.1 minutes		
Tc (paved) =	2.3 minutes		
Tc (total) =	2.4 minutes		
Total Tc =	3.6 minutes		

This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.
 By: *Drew Donosky* Date: 12/28/2023

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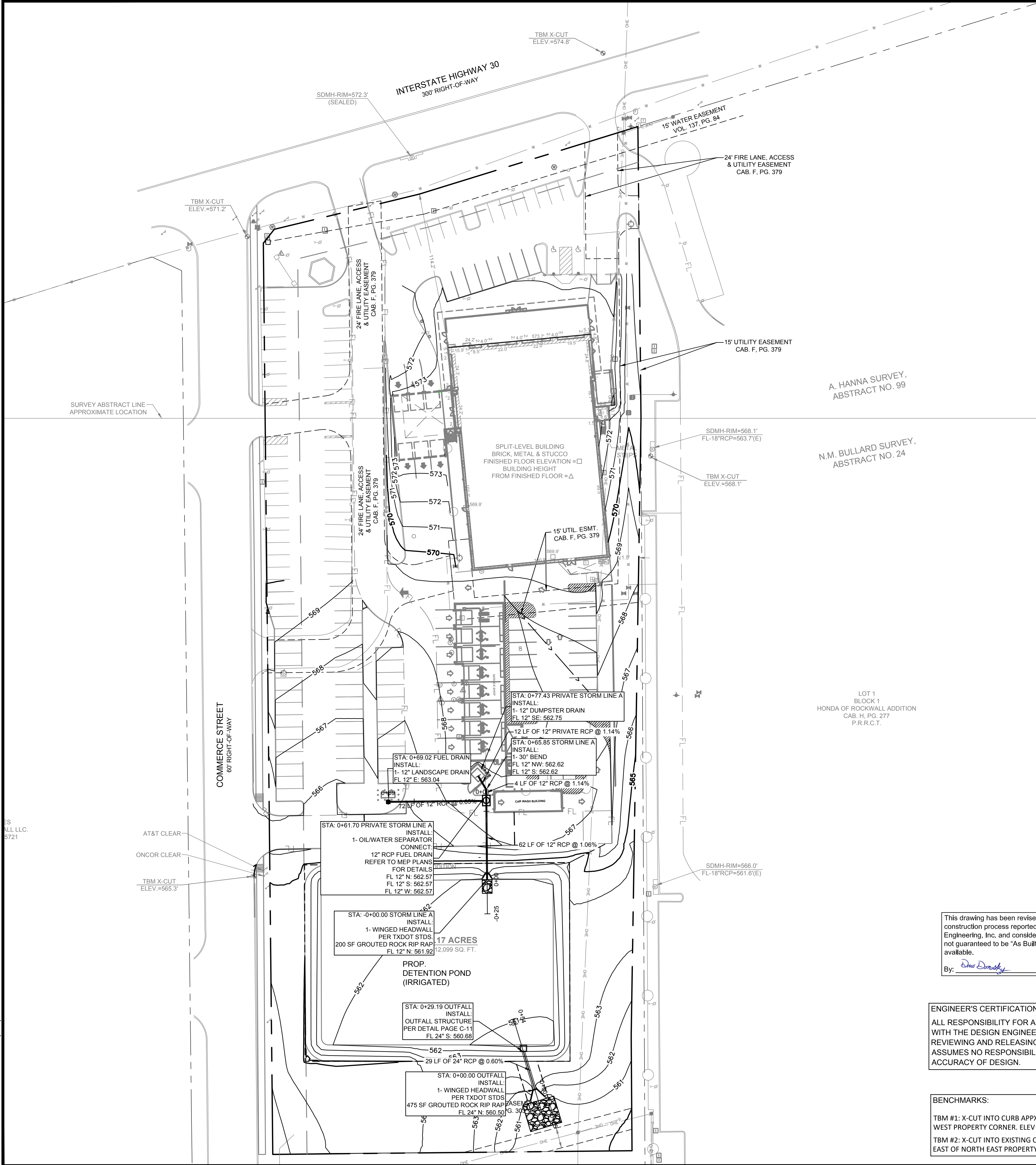
STATE OF TEXAS
 DREW DONOSKY
 25565
 LICENSED PROFESSIONAL ENGINEER
 12/28/2023

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

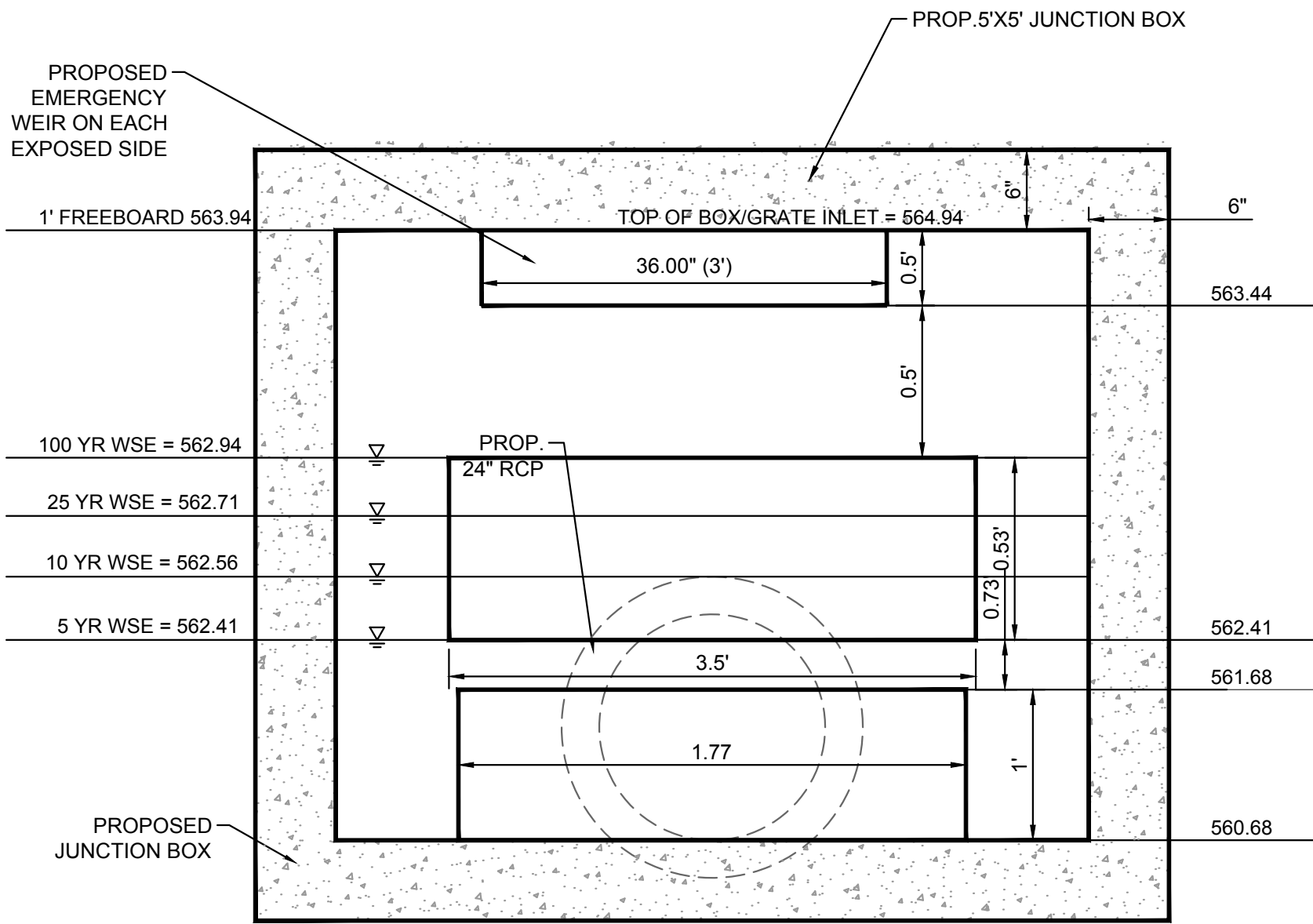
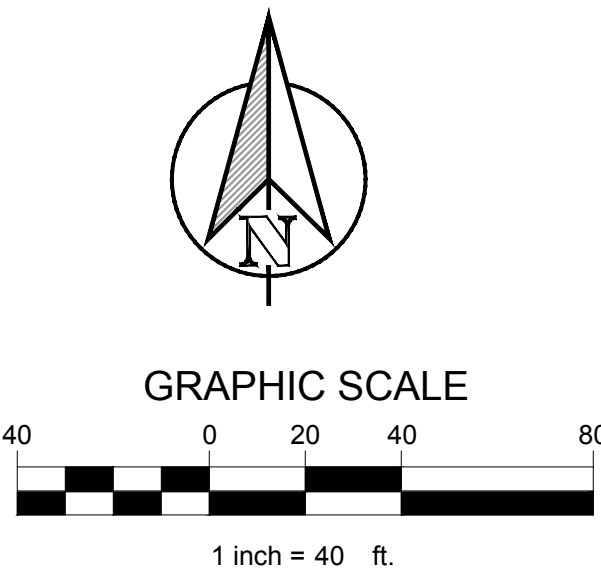
PROPOSED DRAINAGE AREA MAP

DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 12/28/2023
 SHEET
C-10
 File No. 2020-021
 (SP2022-003)

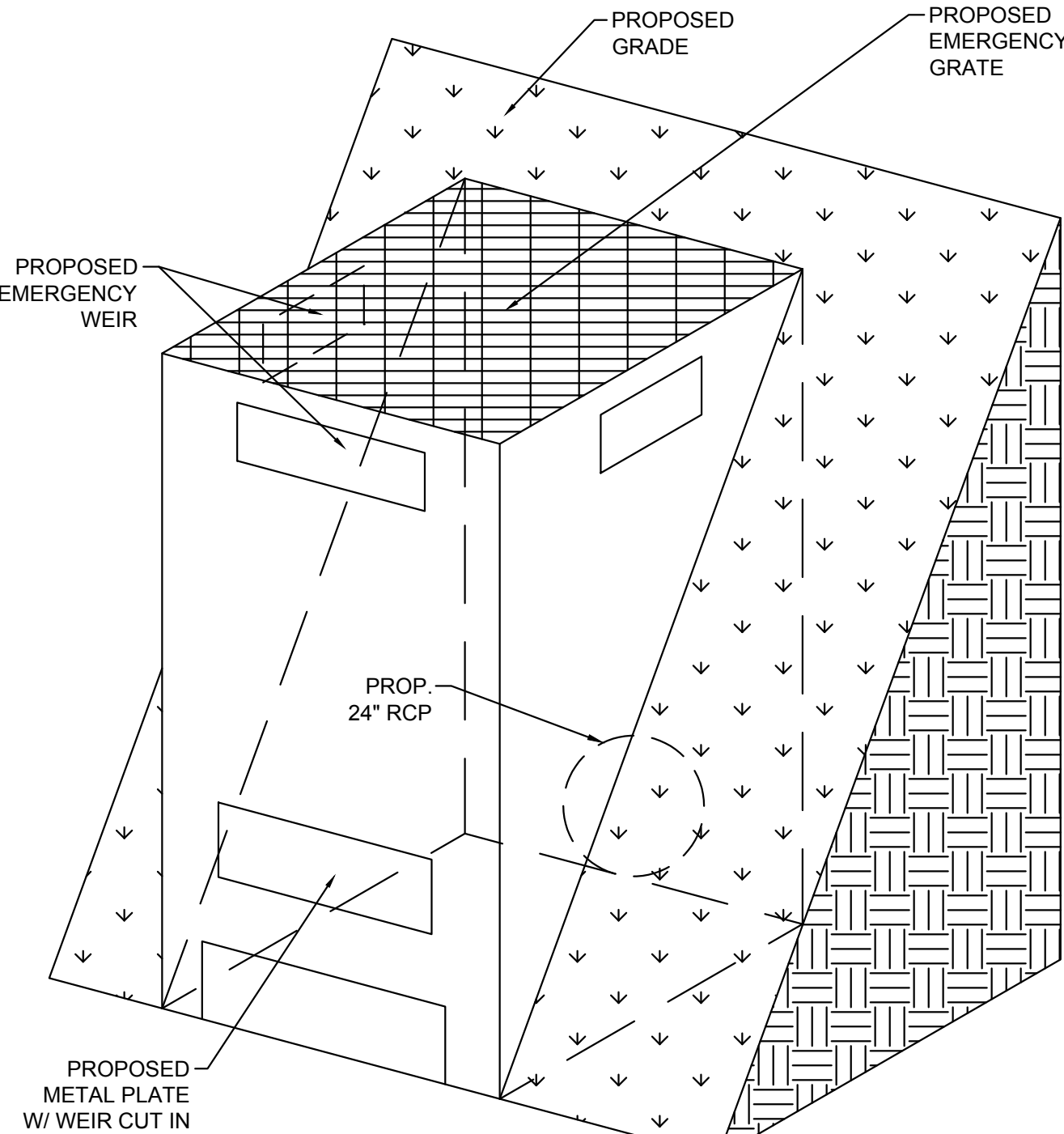
PLOTTED BY: LYNN POWLAND
PLOT DATE: 12/28/2023 3:05 PM
LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\C-11 STORM DRAIN PLAN.DWG
LAST SAVED: 12/10/2023 4:03 PM



LEGEND	
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN
	PROPOSED GRATE INLET
	PROPOSED HEADWALL
	PROPOSED RIP RAP



- NOTES:
- CONCRETE COLLARS SHALL BE CONSTRUCTED AT ALL PROPOSED PIPE TO EXISTING CONCRETE PIPE CONNECTIONS, AT ALL CONCRETE PIPE SIZE CHANGES, AT ALL CONCRETE PIPE PVI'S AND AT ALL CONCRETE PIPE JOINTS WITH MORE THAN HALF THE PIPE TONGUE EXPOSURE.
 - CONTRACTOR SHALL PROVIDE STRUCTURAL DESIGN, SIGNED AND SEALED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS



This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.

By: *Drew Donosky* Date: 12/28/2023

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CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

STORM DRAIN PLAN

DESIGN: LRR
DRAWN: LRR
CHECKED: CLC
DATE: 12/28/2023

SHEET

C-11

PLOTTED BY: LYNN POWLAND
 PLOT DATE: 12/28/2023 3:05 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\C-12 STORM PROFILE.DWG
 LAST SAVED: 12/10/2023 4:01 PM

Pond - Drainage / Detention Calculations (100 YEAR EVENT)

Modified Rational Method

Required Storage Volume	26,663 cubic-feet
Provided Storage Volume	52,698 cubic-feet
	1,210 acre-feet

Onsite Existing Conditions	
Area	4.05 acres
Time (Tc)	10 minutes
C value	0.63
I-100yr	9.80 in/hr

Q100yr	25.09 cfs	Existing Runoff
Q100yr	8.47 cfs	Area Bypassing Pond (DA B-1)
Q100yr	16.54 cfs	Allowable Release Rate
Q100yr	0.00 cfs	Offsite Passing Thru
Q100yr	16.54 cfs	Proposed Release Rate

Onsite Prop Conditions Pond	
Area	4.05 acres
Time (Tc)	10 minutes
C value	0.90
I-100yr	9.80 in/hr
Q100yr	35.72 cfs

Total Drainage On-Site Area

Developed Runoff

Runoff per Storm Event - Developed

Time (min.)	I-100yr	C value	Area (ac)	Runoff (cfs)
10	9.80	0.90	4.05	35.72
15	9.00	0.90	4.05	32.81
20	8.30	0.90	4.05	30.25
30	6.90	0.90	4.05	25.15
35	6.40	0.90	4.05	23.33
40	5.80	0.90	4.05	21.14
50	5.00	0.90	4.05	18.23
60	4.50	0.90	4.05	16.40
70	4.00	0.90	4.05	14.58
80	3.70	0.90	4.05	13.49
90	3.50	0.90	4.05	12.76
100	3.40	0.90	4.05	12.39
110	3.20	0.90	4.05	11.66

Inflow per Storm Event

Storm Event	Runoff	Inflow (ft ³ /s)
10	35.72	21,433
15	32.81	29,525
20	30.25	36,304
30	25.15	45,271
35	23.33	48,989
40	21.14	50,738
50	18.23	54,675
60	16.40	59,049
70	14.58	61,236
80	13.49	64,735
90	12.76	68,891
100	12.39	74,358
110	11.66	76,982

Max Allowable Outflow per Storm Event

Storm	Time	Release	Outflow (ft ³ /s)
10	20	16.54	9,923
15	25	16.54	12,403
20	30	16.54	14,884
30	40	16.54	19,845
35	45	16.54	22,326
40	50	16.54	24,806
50	60	16.54	29,768
60	70	16.54	34,729
70	80	16.54	39,690
80	90	16.54	44,651
90	100	16.54	49,613
100	110	16.54	54,574
110	120	16.54	59,535

Detention Volume Required

Storm	Inflow	Outflow	Storage (ft ³)	Storage (acre-ft)
10	21,433	9,923	11,510	0.264
15	29,525	12,403	17,121	0.393
20	36,304	14,884	21,420	0.492
30	45,271	19,845	25,426	0.584
35	48,989	22,326	26,663	0.612
40	50,738	24,806	25,932	0.595
50	54,675	29,768	24,908	0.572
60	59,049	34,729	24,320	0.558
70	61,236	39,690	21,546	0.495
80	64,735	44,651	20,084	0.461
90	68,891	49,613	19,278	0.443
100	74,358	54,574	19,784	0.454
110	76,982	59,535	17,447	0.401

Pond-Drainage / Detention Calculations (25 YEAR EVENT)

Modified Rational Method

Required Storage Volume	20,106 cubic-feet
Provided Storage Volume	52,698 cubic-feet
	1,210 acre-feet

Onsite Existing Conditions	
Area	4.05 acres
Time (Tc)	10.00 minutes
C value	0.63
I-25yr	8.30 in/hr

Q25yr	21.18 cfs	Existing Runoff
Q25yr	7.17 cfs	Area Bypassing Pond (DA B-1)
Q25yr	14.01 cfs	Allowable Release Rate
Q25yr	0.00 cfs	Offsite Passing Thru
Q25yr	14.01 cfs	Proposed Release Rate

Onsite Prop Conditions Pond	
Area	4.05 acres
Time (Tc)	10.00 minutes
C value	0.90
I-25yr	8.30 in/hr
Q25yr	30.25 cfs

Total Drainage On-Site Area

Developed Runoff

Runoff per Storm Event - Developed

Time (min.)	I-25yr	C value	Area (ac)	Runoff (cfs)
10	8.30	0.90	4.05	30.25
15	7.40	0.90	4.05	26.97
20	6.70	0.90	4.05	24.42
30	5.50	0.90	4.05	20.05
35	5.00	0.90	4.05	18.23
40	4.70	0.90	4.05	17.13
50	4.00	0.90	4.05	14.58
60	3.50	0.90	4.05	12.76
70	3.30	0.90	4.05	12.03
80	3.10	0.90	4.05	11.30
90	2.90	0.90	4.05	10.57
100	2.70	0.90	4.05	9.84
110	2.50	0.90	4.05	9.11

Inflow per Storm Event

Storm Event	Runoff	Inflow (ft ³ /s)
10	30.25	18,152
15	26.97	24,276
20	24.42	29,306
30	20.05	36,086
35	18.23	38,273
40	17.13	41,116
50	14.58	43,740
60	12.76	45,927
70	12.03	50,520
80	11.30	54,238
90	10.57	57,081
100	9.84	59,049
110	9.11	60,143

Max Allowable Outflow per Storm Event

Storm	Time	Release	Outflow (ft ³ /s)
10	20	14.01	8,404
15	25	14.01	10,505
20	30	14.01	12,606
30	40	14.01	16,808
35	45	14.01	18,908
40	50	14.01	21,009
50	60	14.01	25,211
60	70	14.01	28,413
70	80	14.01	33,615
80	90	14.01	37,817
90	100	14.01	42,019
100	110	14.01	46,221
110	120	14.01	50,423

Detention Volume Required

Storm	Inflow	Outflow	Storage (ft ³)	Storage (acre-ft)
10	18,152	8,404	9,748	0.224
15	24,276	10,505	13,771	0.316
20	29,306	12,606	16,700	0.383
30	36,086	16,808	19,278	0.443
35	38,273	18,908	19,364	0.445
40	41,116	21,009	20,106	0.462
50	43,740	25,211	18,529	0.425
60	45,927	29,413	16,514	0.379
70	50,520	33,615	16,905	0.388
80	54,238	37,817	16,421	0.377
90	57,081	42,019	15,062	0.346
100	59,049	46,221	12,828	0.294
110	60,143	50,423	9,720	0.223

Pond #1 - Drainage / Detention Calculations (10 YEAR EVENT)

Modified Rational Method

Required Storage Volume	18,043 cubic-feet
Provided Storage Volume	52,698 cubic-feet
	1,210 acre-feet

Onsite Existing Conditions	
Area	4.05 acres
Time (Tc)	10.00 minutes
C value	0.63
I-100yr	7.20 in/hr

Q100yr	18.37 cfs	Existing Runoff
Q100yr	6.22 cfs	Area Bypassing Pond (DA B-1)
Q100yr	12.15 cfs	Allowable Release Rate
Q100yr	0.00 cfs	Offsite Passing Thru
Q100yr	12.15 cfs	Proposed Release Rate

Onsite Prop Conditions Pond	
Area	4.05 acres
Time (Tc)	10.00 minutes
C value	0.90
I-10yr	7.20 in/hr
Q100yr	26.24 cfs

Total Drainage On-Site Area

Developed Runoff

Runoff per Storm Event - Developed

Time (min.)	I-10yr	C value	Area (ac)	Runoff (cfs)
10	7.20	0.90	4.05	26.24
15	6.50	0.90	4.05	23.69
20	5.80	0.90	4.05	21.14
30	4.75	0.90	4.05	17.31
35	4.50	0.90	4.05	16.40
40	4.00	0.90	4.05	14.58
50	3.45	0.90	4.05	12.58
60	3.00	0.90	4.05	10.94
70	2.80	0.90	4.05	10.21
80	2.60	0.90	4.05	9.48
90	2.50	0.90	4.05	9.11
100	2.40	0.90	4.05	8.75
110	2.30	0.90	4.05	8.38

Inflow per Storm Event

Storm Event	Runoff	Inflow (ft ³ /s)
10	26.24	15,746
15	23.69	21,323
20	21.14	25,369
30	17.31	31,165
35	16.40	34,445
40	14.58	34,992
50	12.58	37,726
60	10.94	39,366
70	10.21	42,865
80	9.48	45,490
90	9.11	49,208
100	8.75	52,488
110	8.38	55,331

Max Allowable Outflow per Storm Event

Storm	Time	Release	Outflow (ft ³ /s)
10	20	12.15	7,290
15	25	12.15	9,113
20	30	12.15	10,935
30	40	12.15	14,580
35	45	12.15	16,403
40	50	12.15	18,225
50	60	12.15	21,870
60	70	12.15	25,515
70	80	12.15	29,160
80	90	12.15	32,805
90	100	12.15	36,450
100	110	12.15	40,095
110	120	12.15	43,740

Detention Volume Required

Storm	Inflow	Outflow	Storage (ft ³)	Storage (acre-ft)
10	15,746	7,290	8,456	0.194
15	21,323	9,113	12,211	0.280
20	25,369	10,935	14,434	0.331
30	31,165	14,580	16,585	0.381
35	34,445	16,403	18,043	0.414
40	34,992	18,225	16,767	0.385
50	37,726	21,870	15,856	0.364
60	39,366	25,515	13,851	0.318
70	42,865	29,160	13,705	0.315
80	45,490	32,805	12,685	0.291
90	49,208	36,450	12,758	0.293
100	52,488	40,095	12,393	0.285
110	55,331	43,740	11,591	0.266

Pond-Drainage / Detention Calculations (5 YEAR EVENT)

Modified Rational Method

Required Storage Volume	14,808 cubic-feet
Provided Storage Volume	52,698 cubic-feet
	1,210 acre-feet

Onsite Existing Conditions	
Area	4.05 acres
Time (Tc)	10 minutes
C value	0.63
I-5yr	6.10 in/hr

Q5yr	15.56 cfs	Existing Runoff
Q5yr	5.27 cfs	Area Bypassing Pond (DA B-1)
Q5yr	10.29 cfs	Allowable Release Rate
Q5yr	0.00 cfs	Offsite Passing Thru
Q5yr	10.29 cfs	Proposed Release Rate

Onsite Prop Conditions Pond	
Area	4.05 acres
Time (Tc)	10 minutes
C value	0.90
I-5yr	6.10 in/hr
Q5yr	22.23 cfs

Total Drainage On-Site Area

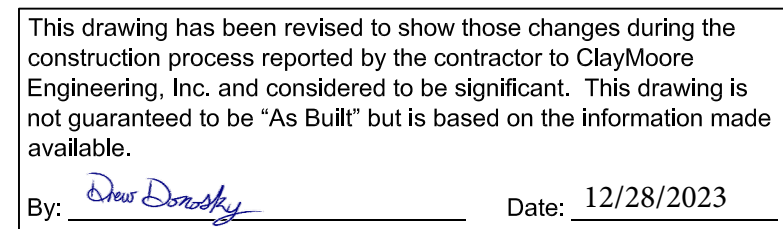
Developed Runoff

Runoff per Storm Event - Developed

Time (min.)	I-5yr	C value	Area (ac)	Runoff (cfs)
10	6.10	0.90	4.05	22.23
15	5.50	0.90	4.05	20.05
20	4.90	0.90	4.05	17.86
30	4.00	0.90	4.05	13.67
35	3.75	0.90	4.05	13.58
40	3.40	0.90	4.05	12.39
50	2.90	0.90	4.05	10.57
60	2.60	0.90	4.05	9.48
70	2.40	0.90	4.05	8.75
80	2.30	0.90	4.05	8.38
90	2.10	0.90	4.05	7.65
100	1.90	0.90	4.05	6.93
110	1.80	0.90	4.05	6.56

Inflow per Storm Event

Storm Event	Runoff	Inflow (ft ³ /s)
10	22.23	13,341
15	20.05	18,043
20	17.86	21,433
30	14.58	26,244
35	13.67	28,704
40	12.39	29,743
50	10.57	31,712



RIGHT-OF-WAY DEDICATION
CAB. F. PG. 379
P.R.R.C.T.

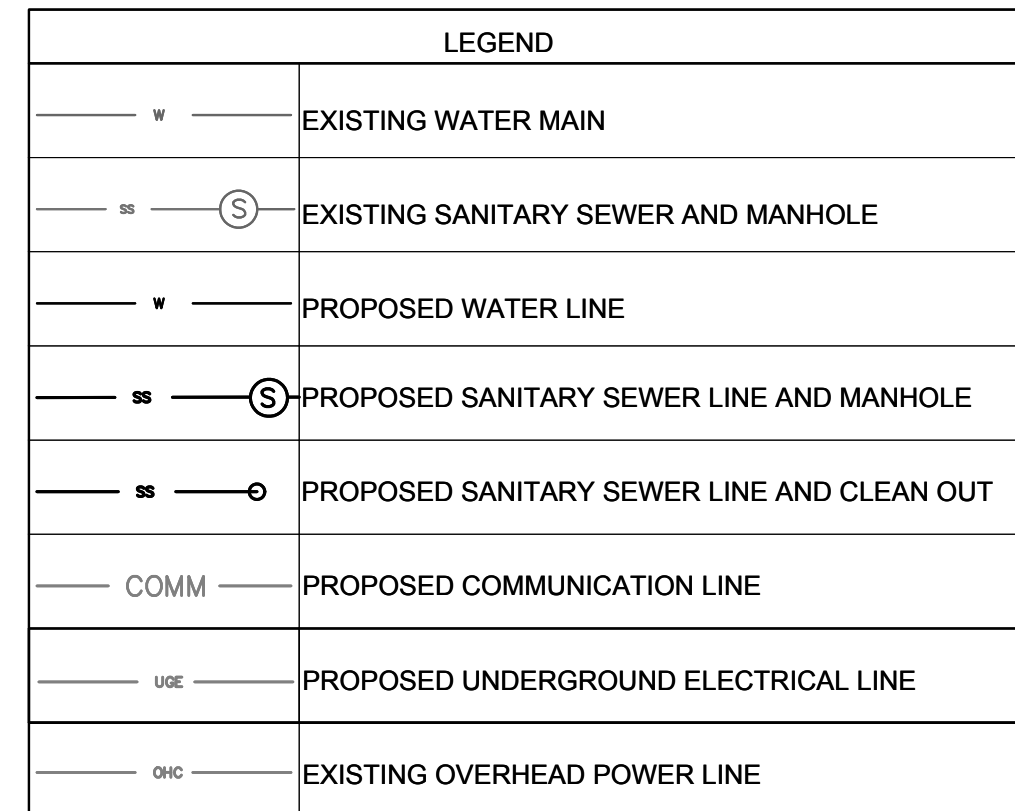
LOT 1, BLOCK 2
ROCKWALL RECREATIONAL ADDITION
CAB. F, PG. 379
P.R.R.C.T.

20' SSWR ESMT BY SEP. INST.

STA: 6+38.54 SSWR LINE A
INSTALL:
1- 5' MANHOLE PER
CITY STANDARDS
RIM: 549.77
FL 8" N: 543.83
FL 8" S: 543.73

STA: 3+88.49 SSWR LINE
INSTALL
1- 5' MANHOLE PER
CITY STANDARD
RIM: 549.7
FL 8" N: 538.7
FL 8" S: 538.8

MATCH LINE CONTINUATION TO RIGHT



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BENCHMARKS:

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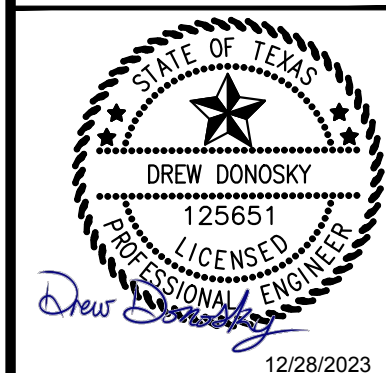
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TEXAS REGISTRATION #14199

CLAYMOORE

ENGINEERING

100 CENTRAL DR., SUITE #406
DALLAS, TX 75201
PHONE: 817.261.0272
WWW.CLAYMOOREENG.COM



CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

UTILITY PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	12/28/2023
SHEET	

File No. 2020-021
(SP2022-003)

PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 12/28/2023 3:06 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\C-15 UTILITY PROFILE.DWG
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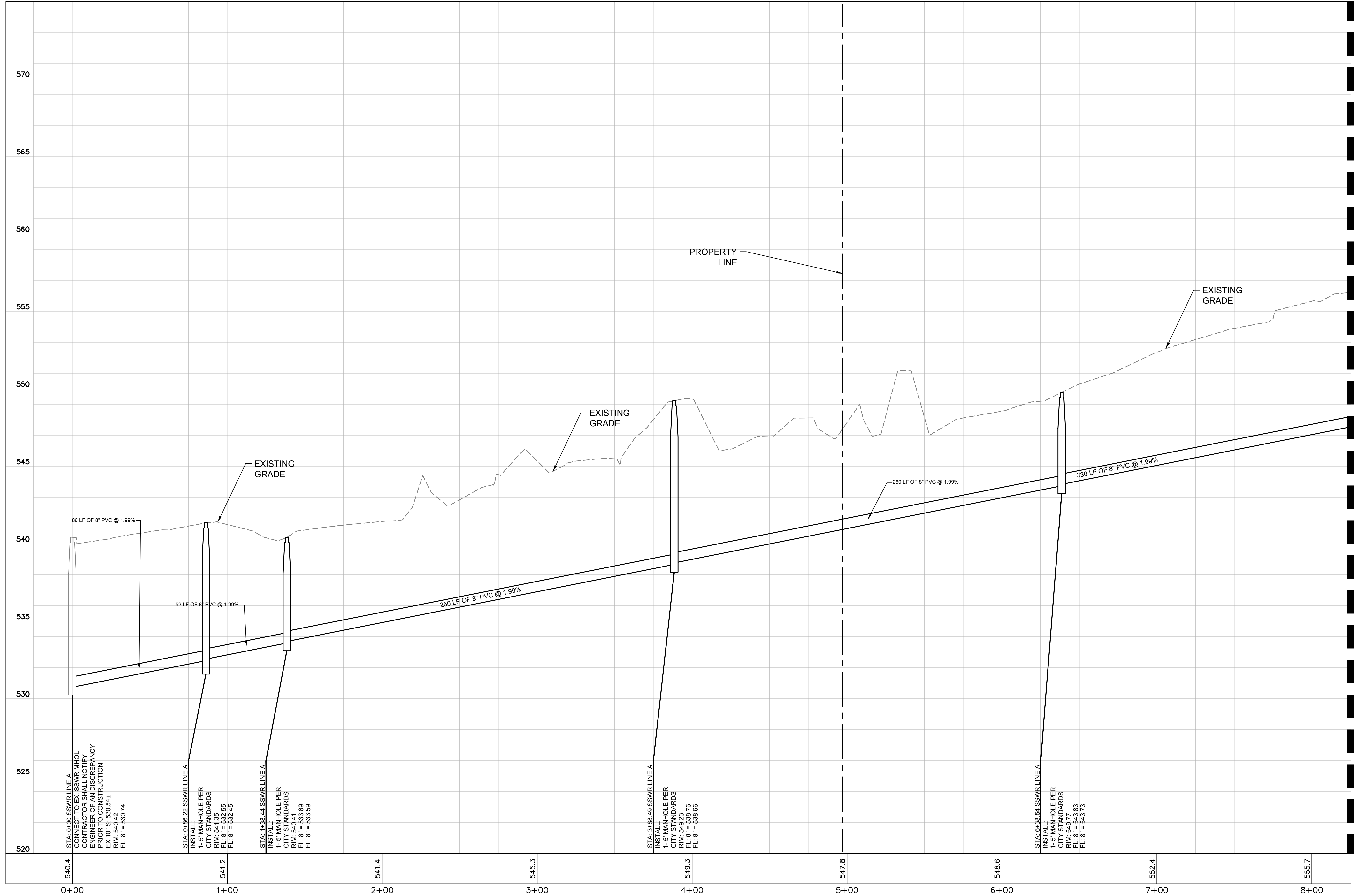
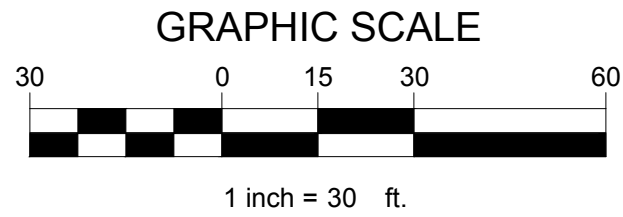
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SSWR LINE A
575

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By: *Drew Donosky* Date: 12/28/2023

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

BENCHMARKS:
TBM #1: X-CUT INTO CURB APPX 12' WEST AND 5' NORTH OF NORTH WEST PROPERTY CORNER. ELEV 571.2
TBM #2: X-CUT INTO EXISTING CURB INLET APPX 241' SOUTH AND 8' EAST OF NORTH EAST PROPERTY CORNER. ELEV 568.1



MATCH LINE CONTINUATION NEXT PAGE

TEXAS REGISTRATION #14199

CLAY MOORE ENGINEERING

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PHONE: 972.261.0072
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STATE OF TEXAS
DREW DONOSKY
25665
LICENSED PROFESSIONAL ENGINEER

12/28/2023

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

UTILITY PROFILE

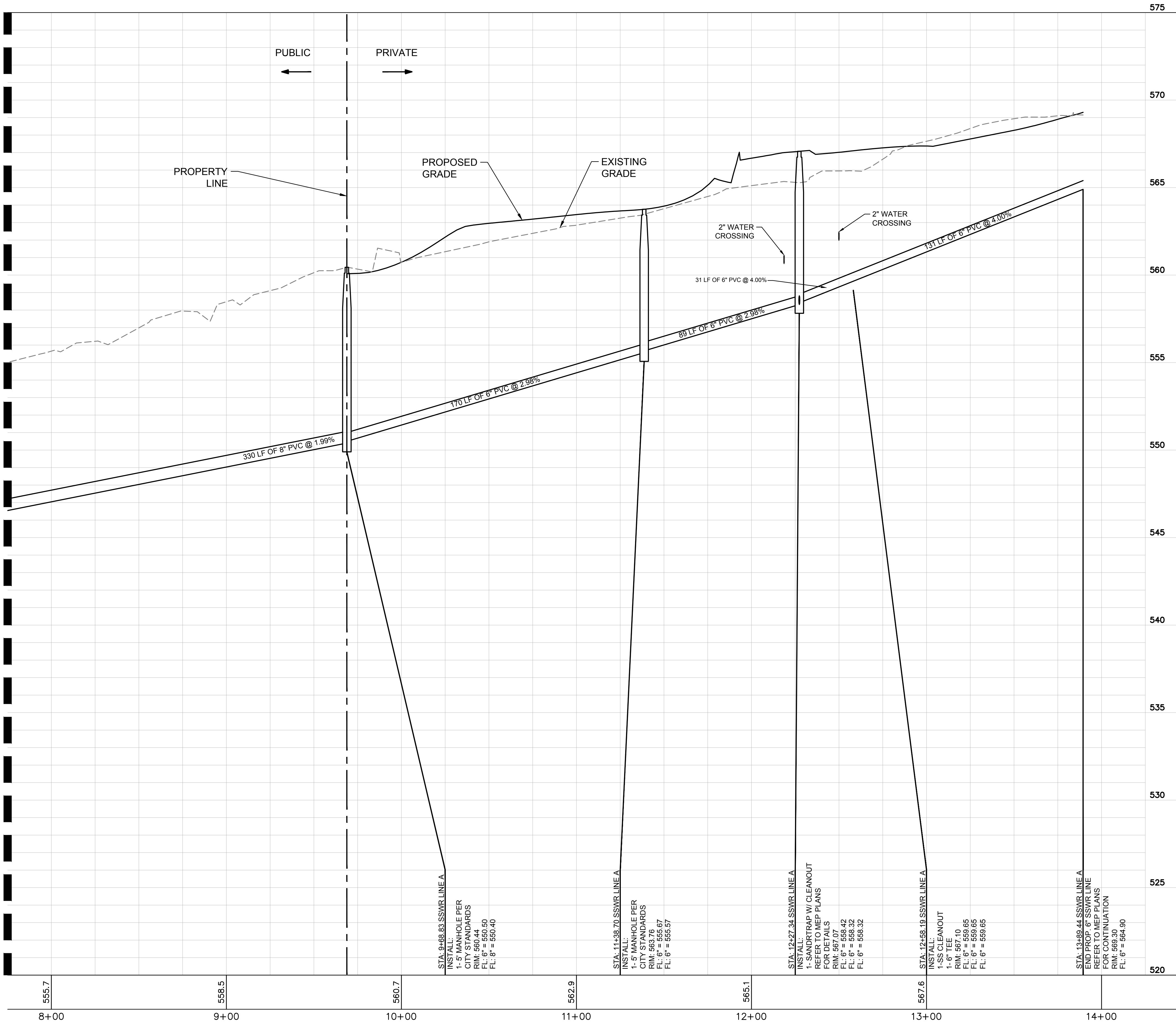
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File No. 2020-021
(SP2022-003)

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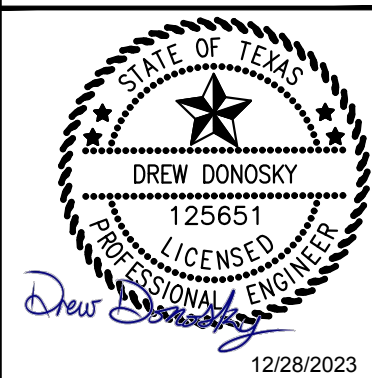
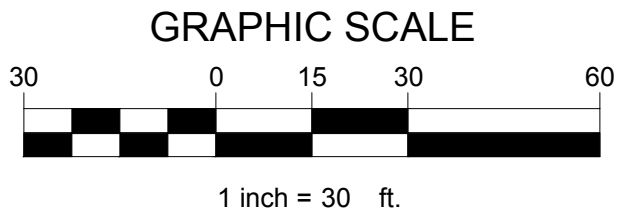
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CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

UTILITY PROFILE

DESIGN: LRR
DRAWN: LRR
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DATE: 12/28/2023

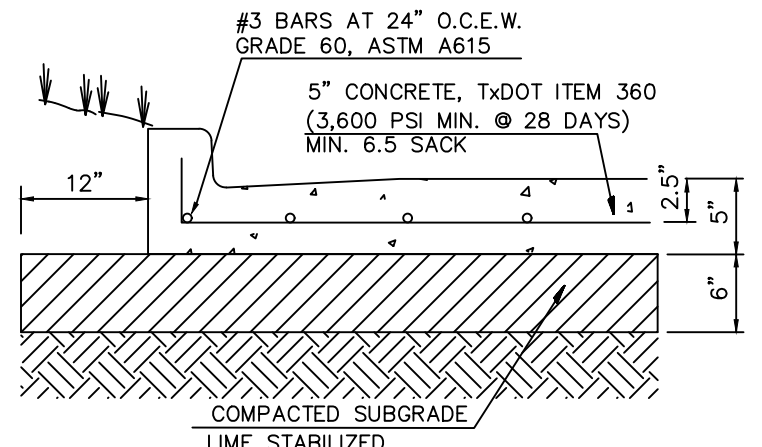
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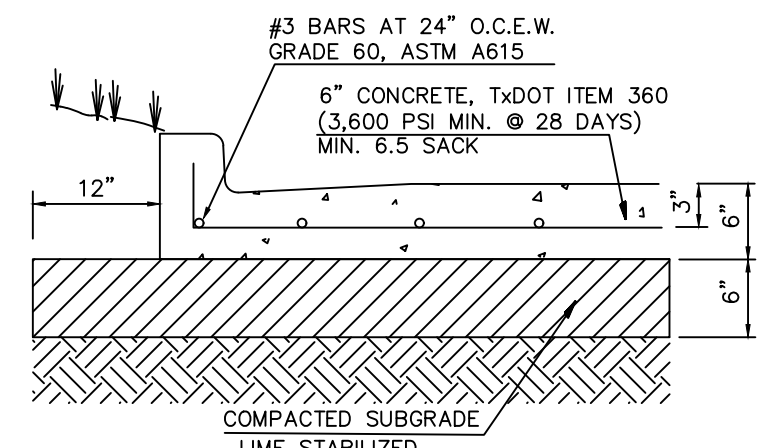
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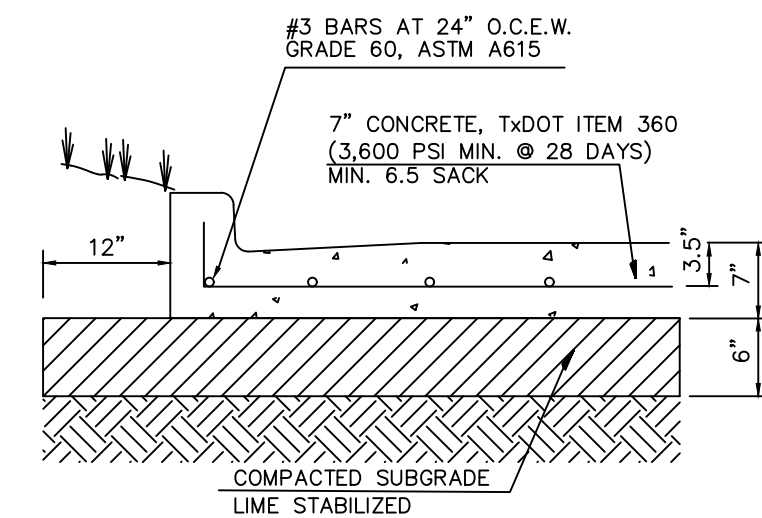
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LIGHT DUTY
 CONCRETE PAVING
 (PRIVATE)



MEDIUM DUTY
 CONCRETE PAVING
 (PRIVATE)



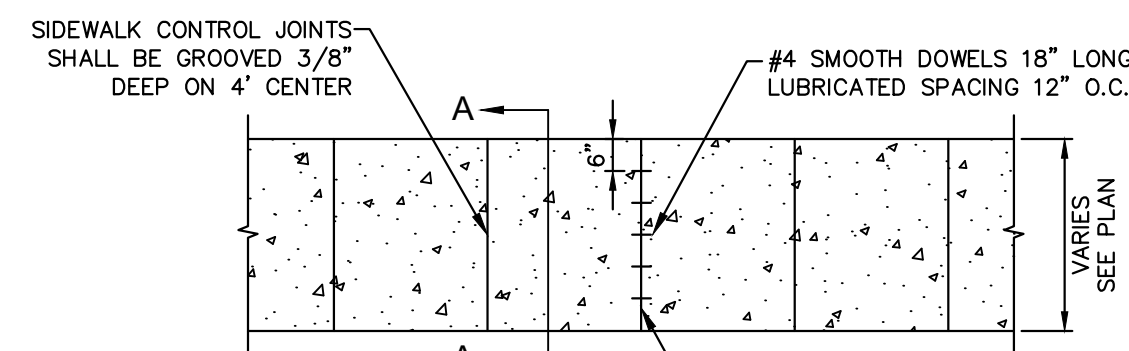
DUMPSTER AREA
 CONCRETE PAVING
 (PRIVATE)

GENERAL PAVING NOTES

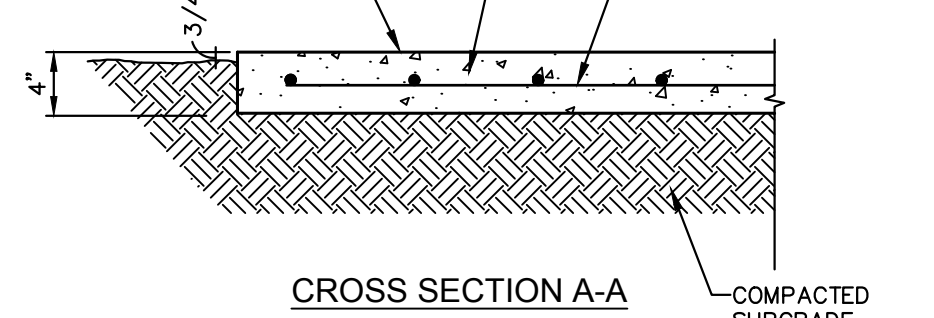
- REFER TO GEOTECHNICAL REPORT NO. 21295 PREPARED BY GLOBE ENGINEERS INC. (DATED 12/17/21) FOR ALL SUBGRADE SPECIFICATIONS AND REQUIREMENTS.
- FOR PREPARATION OF PAVEMENT SUBGRADE, FILL PLACED BELOW FINISHED SUBGRADE ELEVATION IN FILL AREAS IN ALL AREAS TO BE PAVED SHALL BE COMPACTED TO THE RANGE OF 92 TO 98 PERCENT OF ASTM D698 (STANDARD PROCTOR) MAXIMUM DENSITY AT A MOISTURE CONTENT AT LEAST 3% ABOVE OPTIMUM.
- CONCRETE SHALL HAVE A MINIMUM 3,600 PSI COMPRESSIVE STRENGTH FOR HEAVY DUTY AND DUMPSTER AREA AND 3,600 PSI FOR STANDARD DUTY AT 28 DAYS. JOINTS IN CONCRETE PAVING SHALL BE FORMED AT A MAXIMUM OF 15 FEET. CONCRETE SHALL INCLUDE AIR ENTRAINMENT OF 5.0±1.0 PERCENT. ALL OTHER JOINT SPACING SHALL BE INSTALLED PER PROJECT SPECIFICATIONS.
- JOINTS IN CONCRETE PAVEMENT SHALL NOT EXCEED 15 FOOT SPACING.

PAVING DETAILS (PRIVATE)

SCALE: NONE

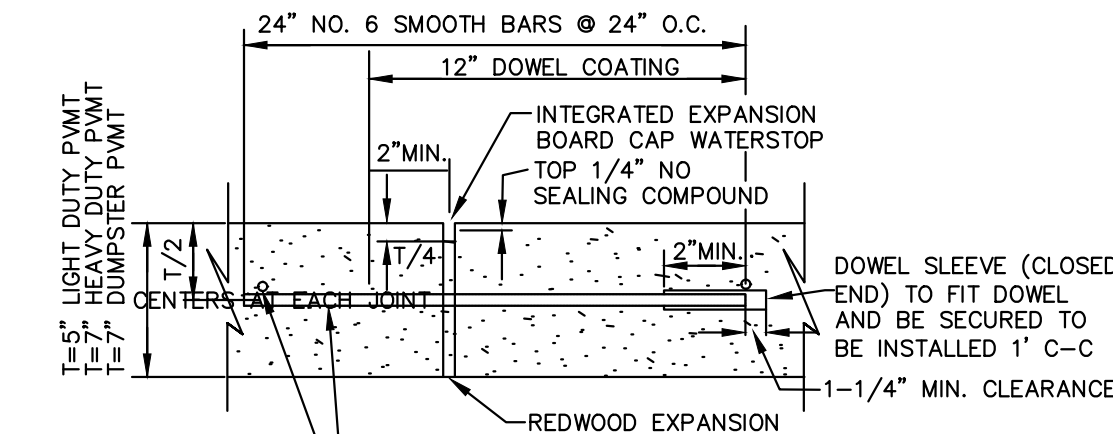


NOTE:
REFER TO GEOTECH REPORT FOR
FURTHER INFORMATION.

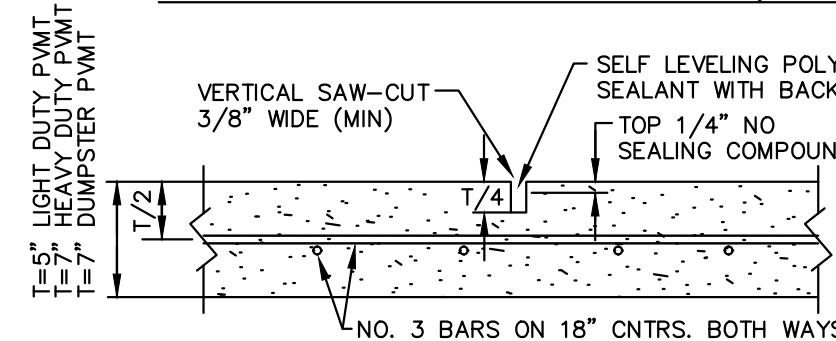


PRIVATE CONCRETE SIDEWALK DETAIL (PRIVATE)

N.T.S.

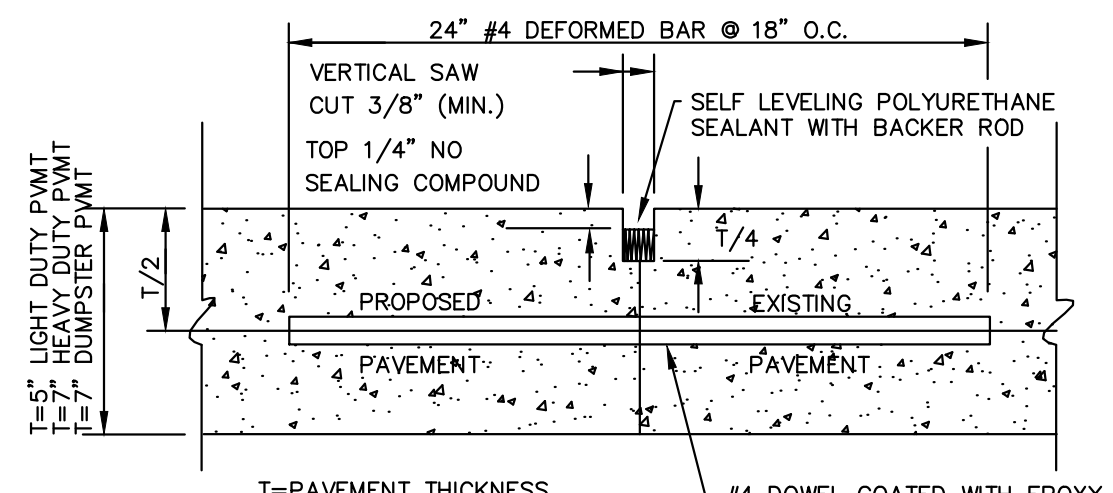


TRANSVERSE EXPANSION/
ISOLATION JOINT DETAIL (PRIVATE)



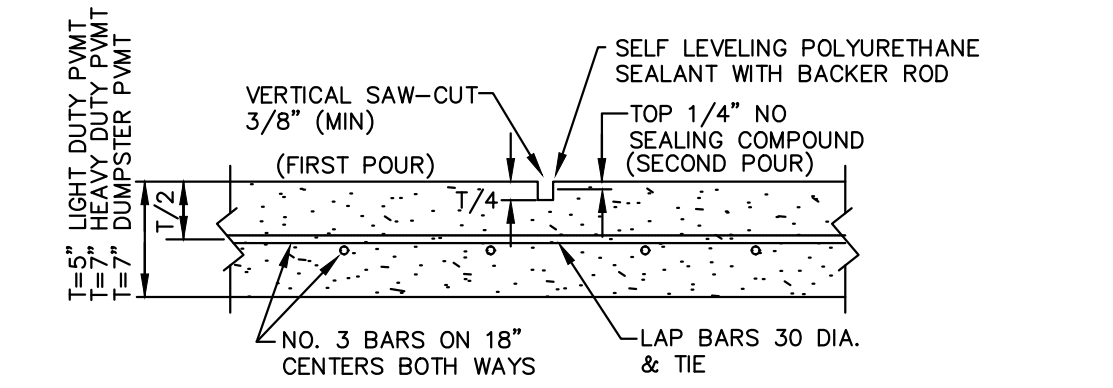
CONTRACTION JOINT DETAIL (PRIVATE)

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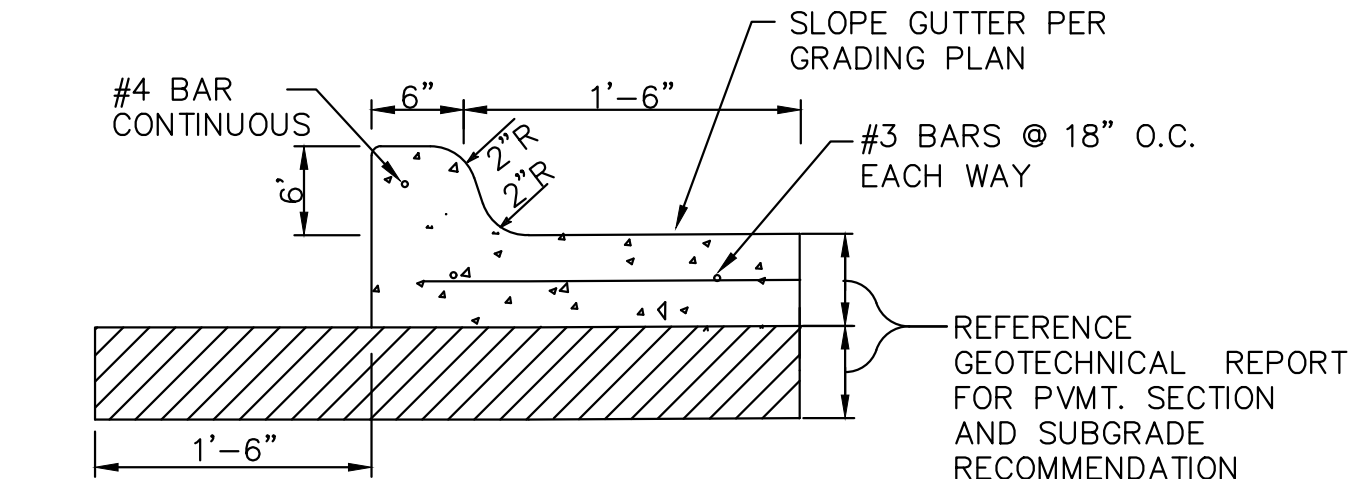
LONGITUDINAL BUTT JOINT DETAIL (PRIVATE)

SCALE: NONE



CONSTRUCTION JOINT DETAIL (PRIVATE)

SCALE: NONE



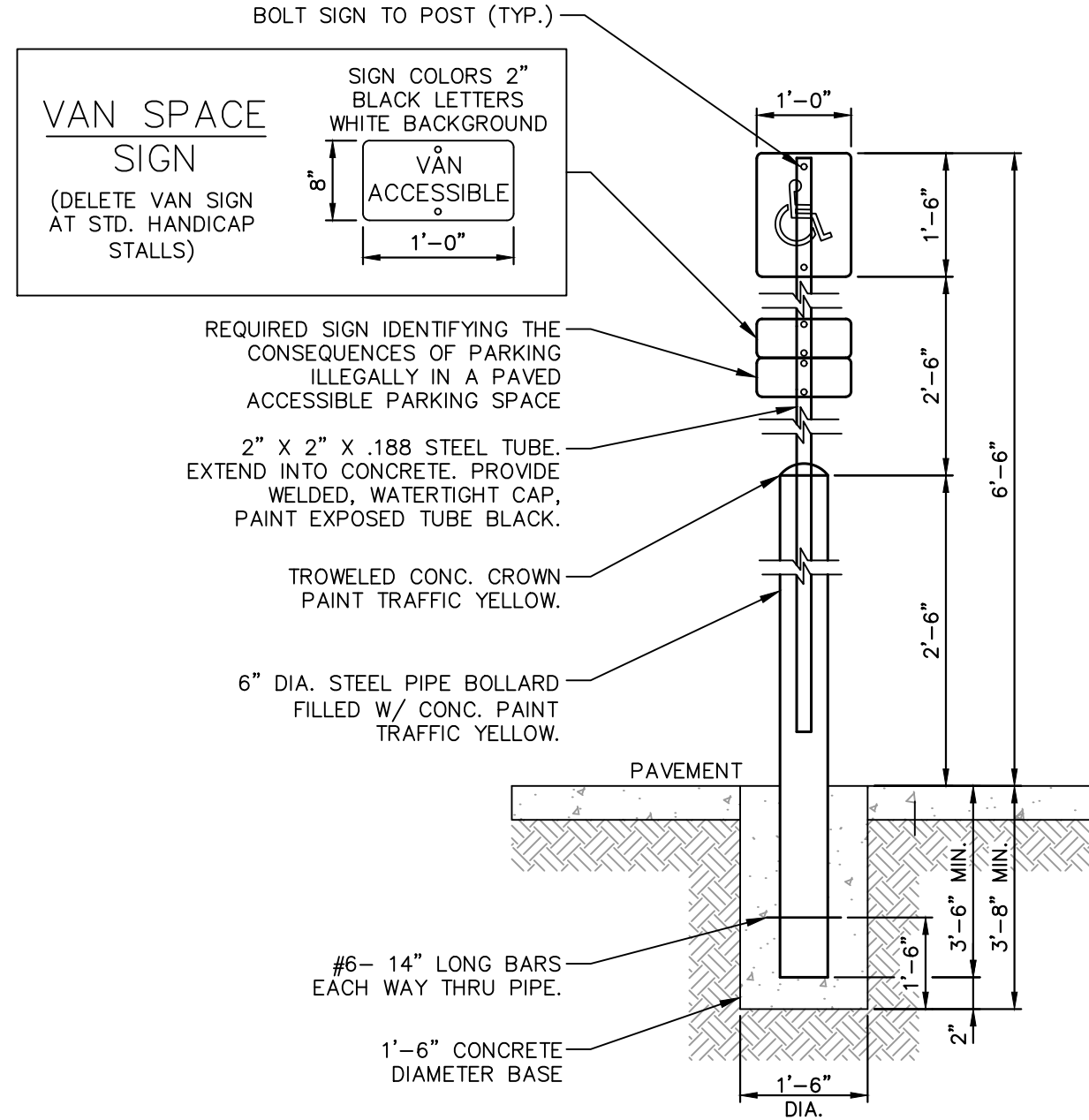
CONCRETE CURB AND GUTTER DETAIL (PRIVATE)

SCALE: NONE

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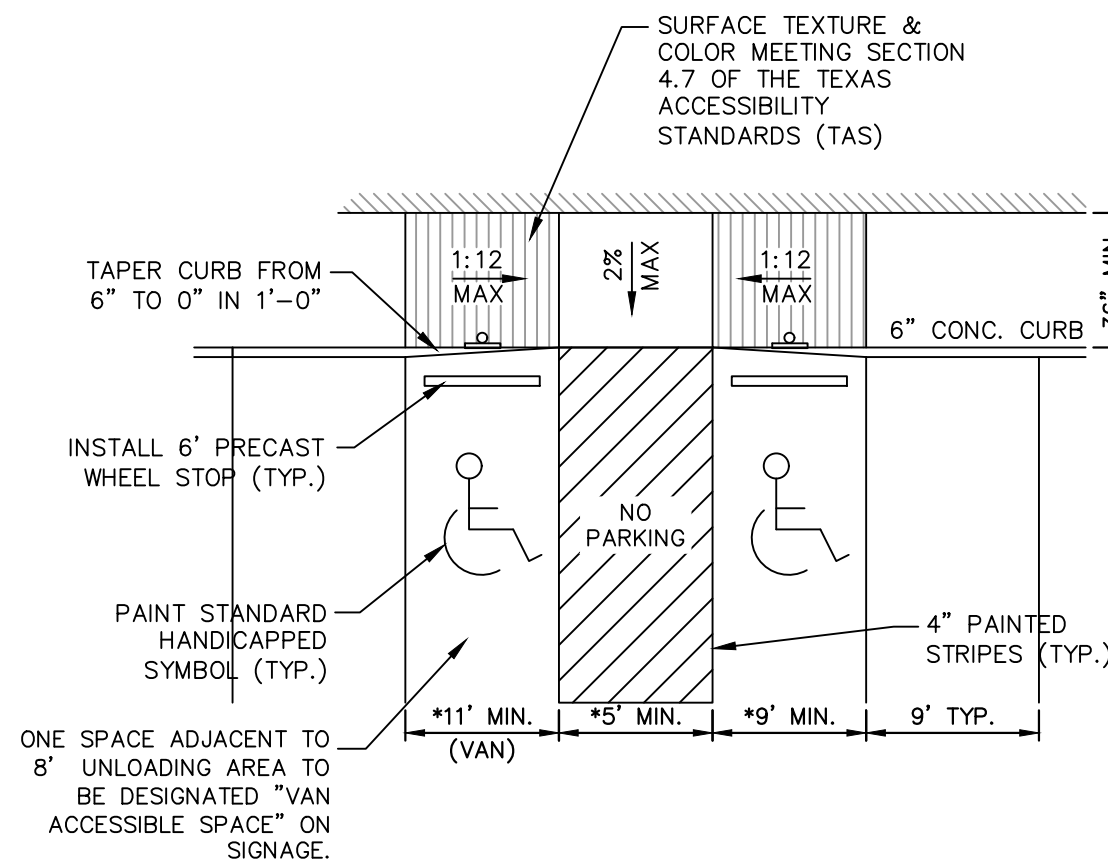
By: *Drew Donosky*

Date: 12/28/2023



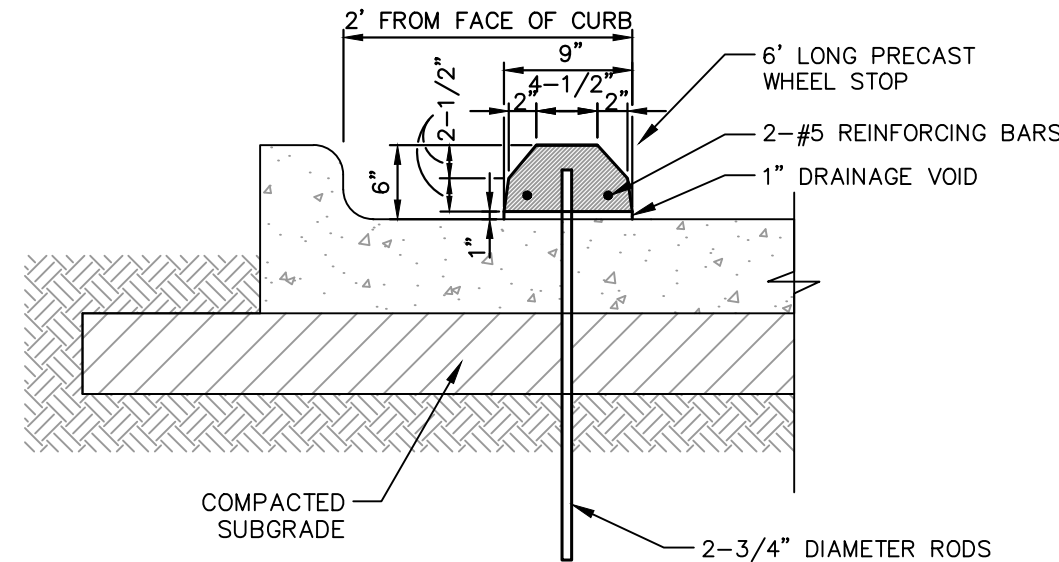
"HANDICAPPED PARKING" SIGN POST DETAIL (PRIVATE)

N.T.S.



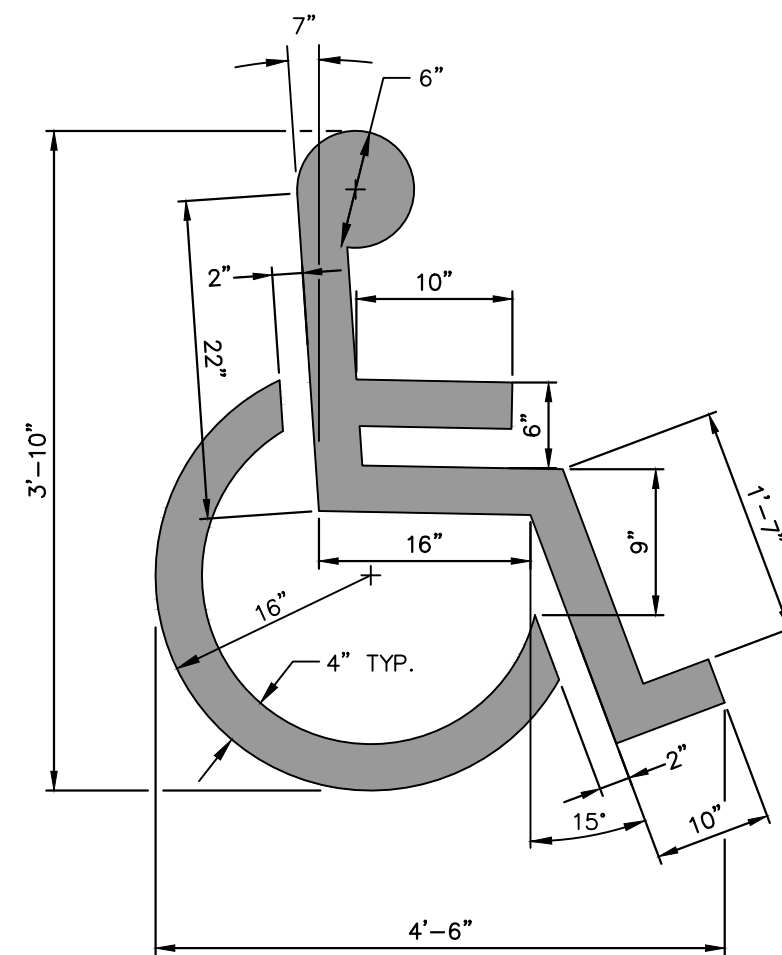
HANDICAPPED PARKING DETAIL (PRIVATE)

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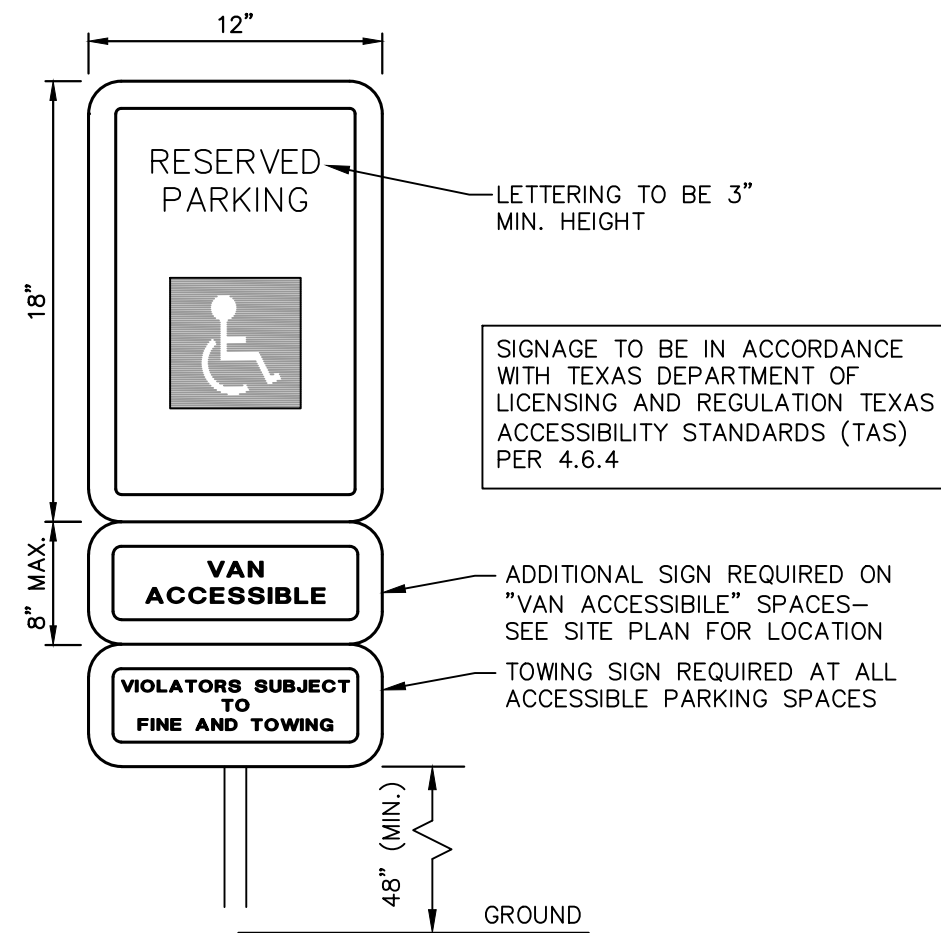
PRECAST CONCRETE WHEEL STOP DETAIL (PRIVATE)

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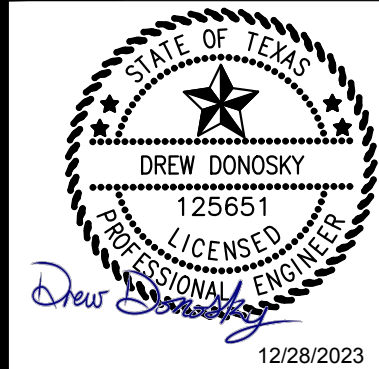
HANDICAPPED PARKING SYMBOL DETAIL (PRIVATE)

N.T.S.



DISABLED SIGN DETAIL (PRIVATE)

N.T.S.



CLAY COOLEY HYUNDAI
 1540 I-30
 ROCKWALL, TX 75087

PRIVATE
CONSTRUCTION
DETAILS

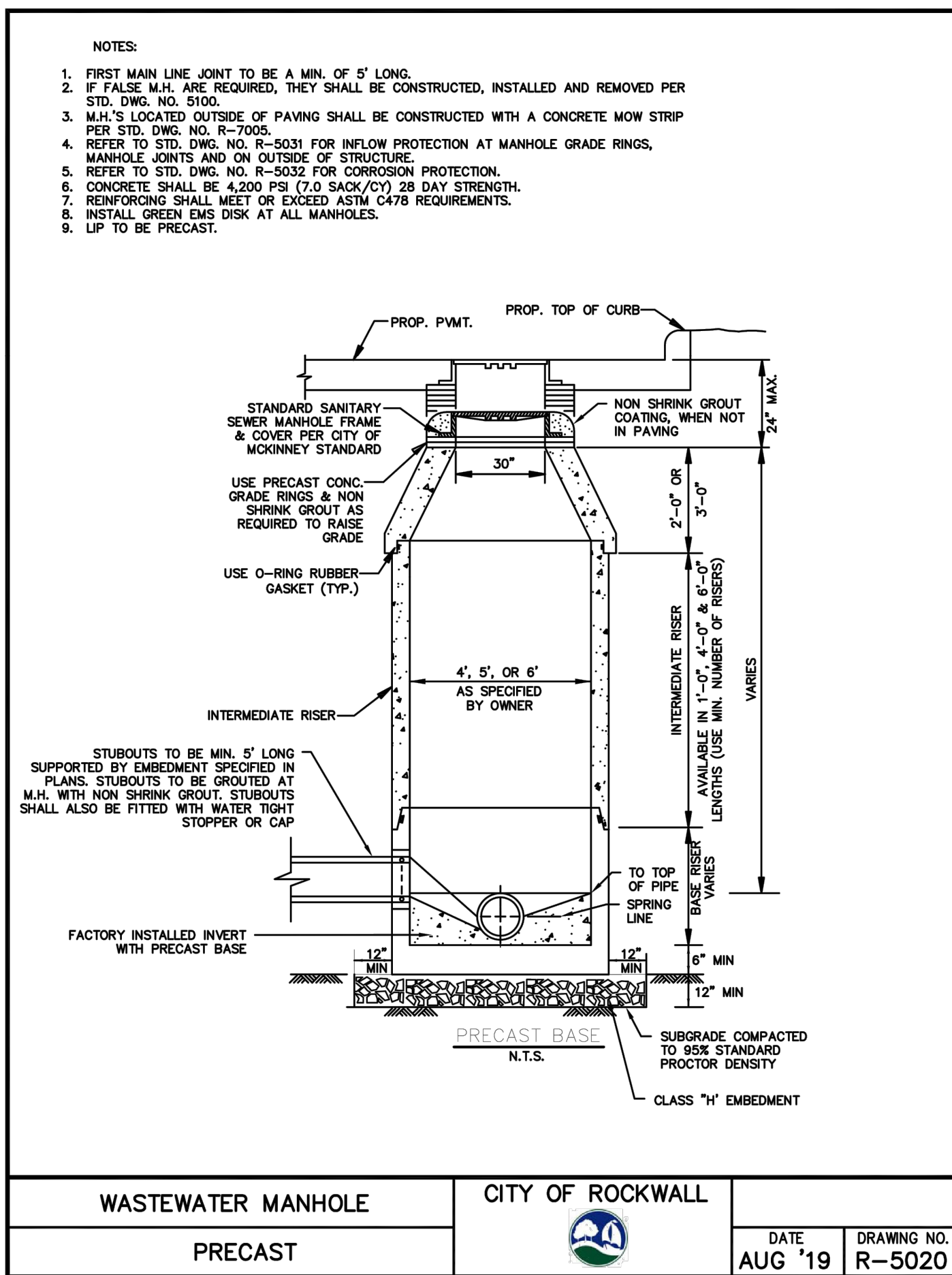
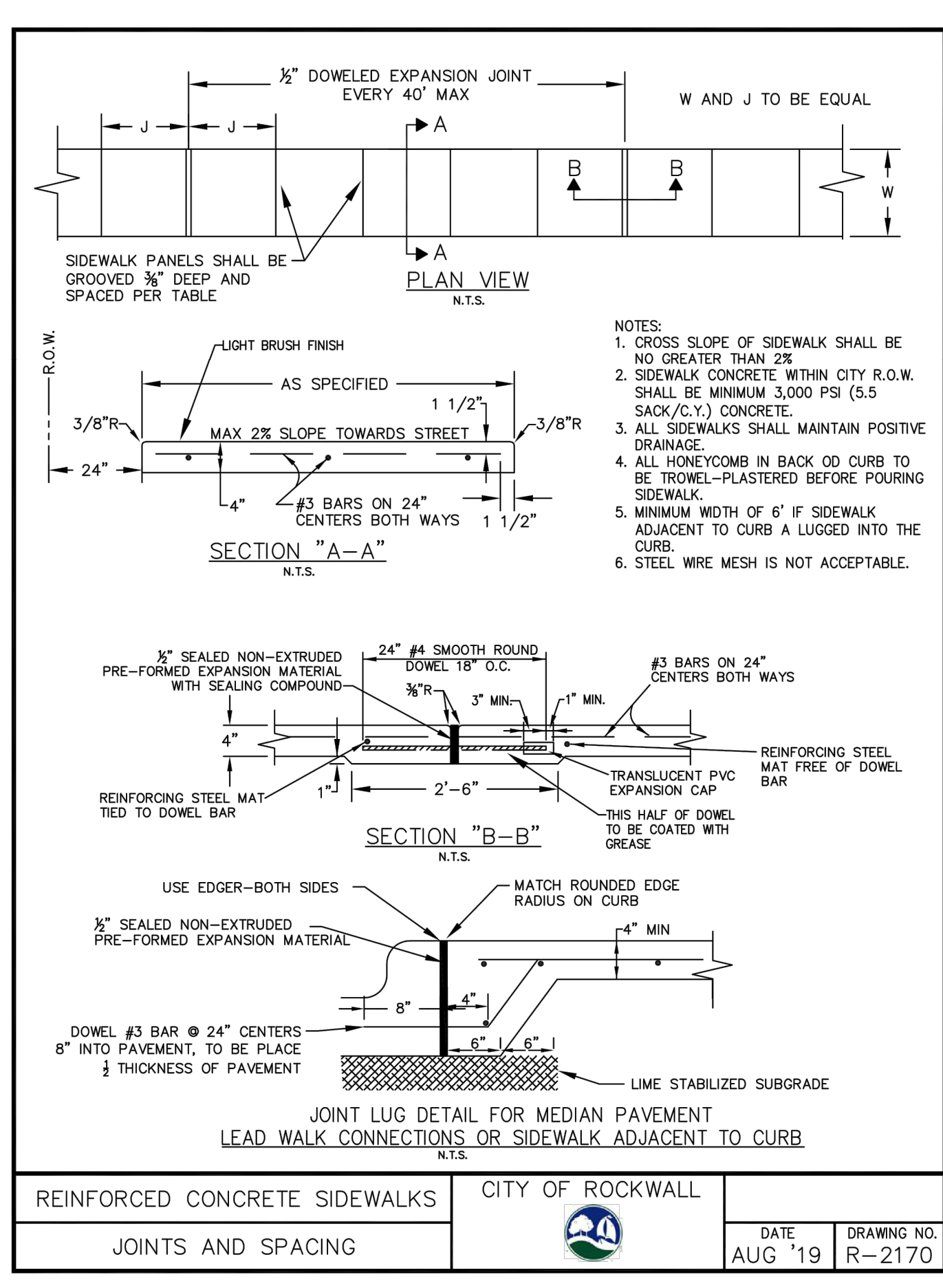
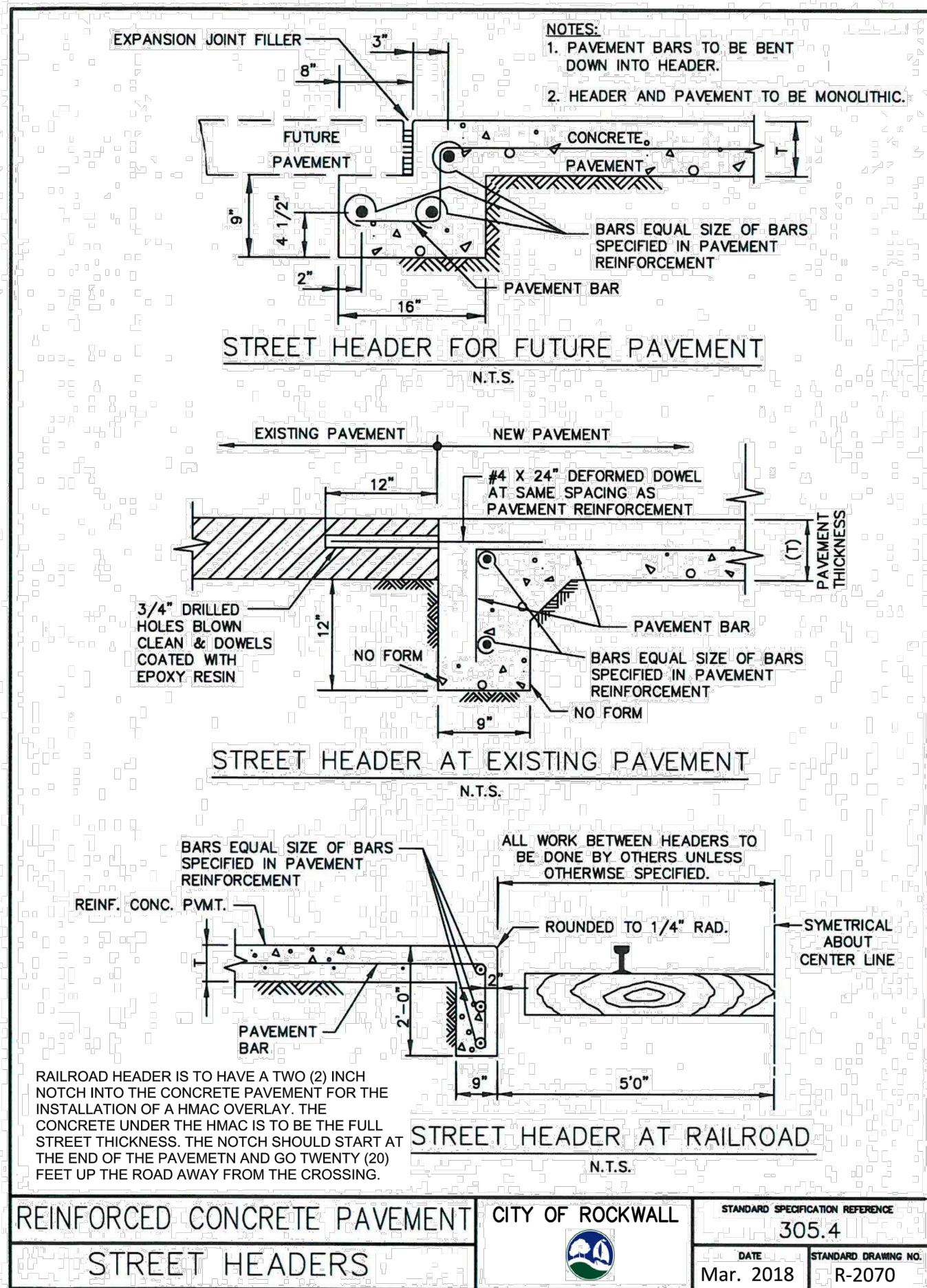
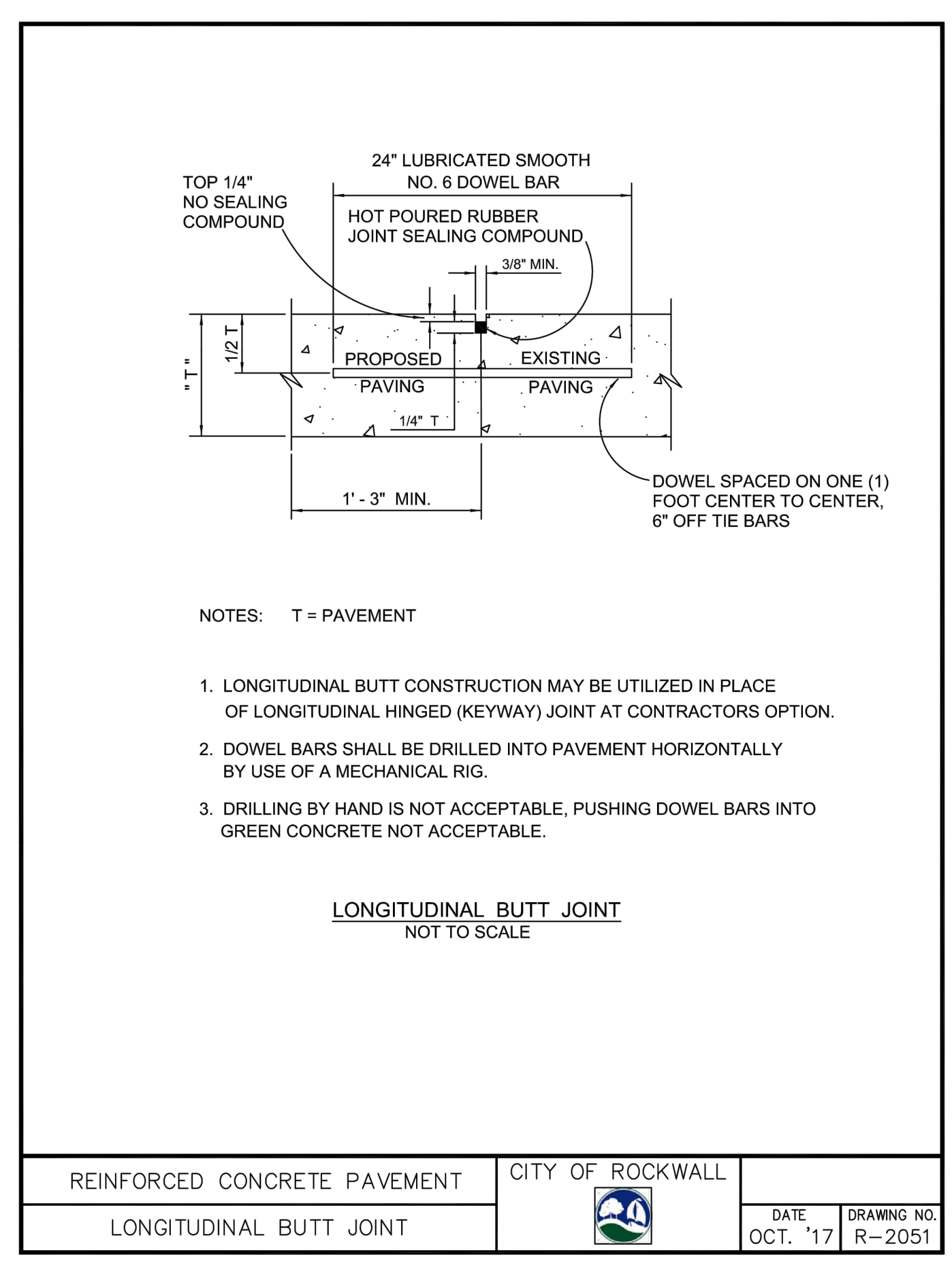
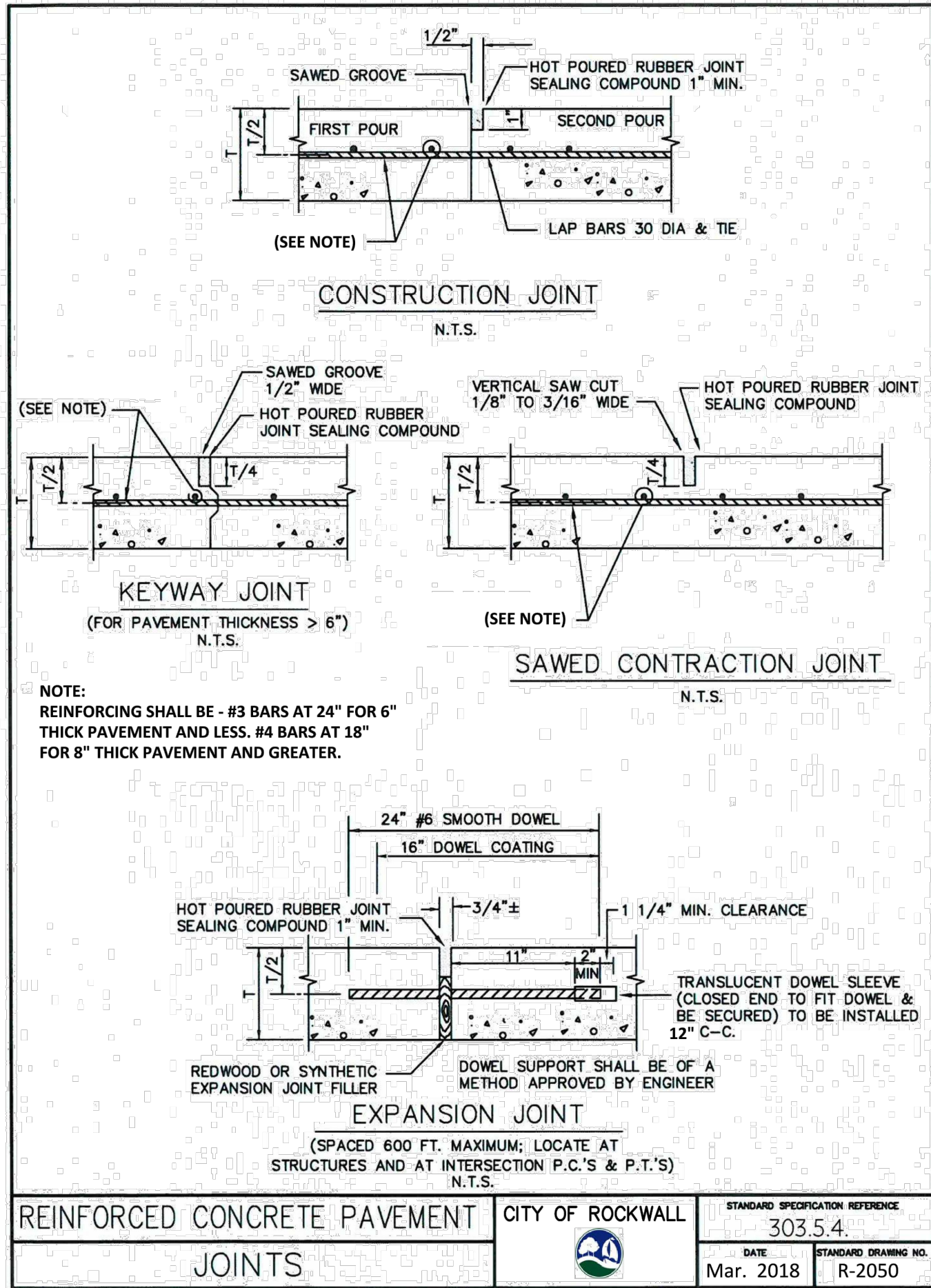
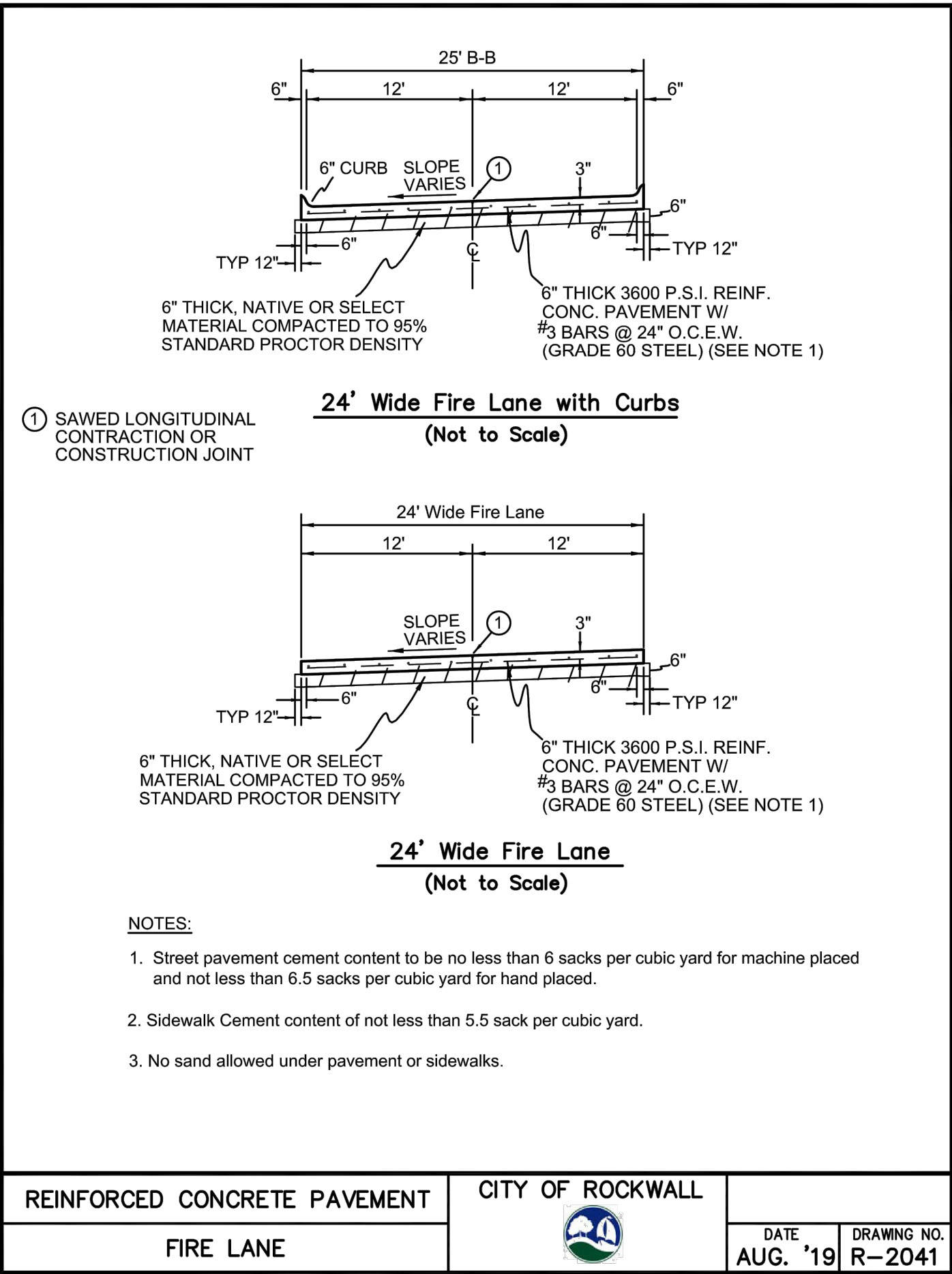
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SHEET

C-16

File No. 2020-021

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STATE OF TEXAS
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 125651
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 12/28/2023

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ROCKWALL, TX 75087

CITY
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