

CIVIL PLANS

# DUWEST ROCKWALL

3000 N GOLIAD ST  
ROCKWALL, TX 75087  
(1.68 ACRES)

PLAN SUBMITTAL LOG	
DESCRIPTION	SUBMITTAL DATE
CIVIL PLANS	03/08/2023
CIVIL PLANS	4/25/2023
CIVIL PLANS	6/19/2023
BUILDING PERMIT SUBMITTAL	9/7/2023
BUILDING PERMIT RESUBMITTAL	12/21/2023
CIVIL PLANS	2/13/2024
CIVIL PLANS	3/29/2024
ISSUE FOR CONSTRUCTION	4/10/2024
RECORD DRAWINGS	

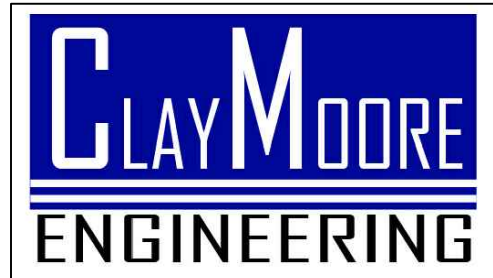


VICINITY MAP  
NTS

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C-0	COVER
	SURVEY
	PLAT
SP-1	SP-1 Site Plan
C-1	C-1 CITY GENERAL NOTES
C-2	CITY GENERAL NOTES
C-3	GENERAL NOTES
C-4	EROSION CONTROL
C-5	EROSION CONTROL DETAILS
C-6	DIMENSION CONTROL & PAVING PLAN
C-7	GRADING PLAN
C-8	EX DRAINAGE AREA MAP
C-9	PROPOSED DRAINAGE AREA MAP
C-10	STORM DRAIN PLAN
C-11	STORM DRAIN PROFILE
C-12	UTILITY PLAN
C-13	PRIVATE CONSTRUCTION DETAILS
C-14	CITY CONSTRUCTION DETAILS
LP-1	LANDSCAPE PLANTING
LP-2	LANDSCAPE DETAILS AND SPECIFICATIONS
LP-3	LANDSCAPE DETAILS AND SPECIFICATIONS
TD-1	TREESCAPE PLAN
TD-2	TREESCAPE PLAN EXISTING TREE INVENTORY
TD-3	TREESCAPE PLAN DETAILS AND SPECIFICATIONS

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

ENGINEER



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

SURVEYOR

EAGLE SURVEYING  
210 SOUTH ELM ST.  
SUITE #104  
DENTON, TX 76201  
PH: (940) 222.3009  
CONTACT: TYLER RANK

OWNER

DUWEST REALTY  
4403 N. CENTRAL EXP WAY.  
SUITE #200  
DALLAS, TX 75025  
PH: (214) 918.1804  
CONTACT: BOWEN HENDRIX



5/14/2025

MAY 2025

RECORD DRAWINGS

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.

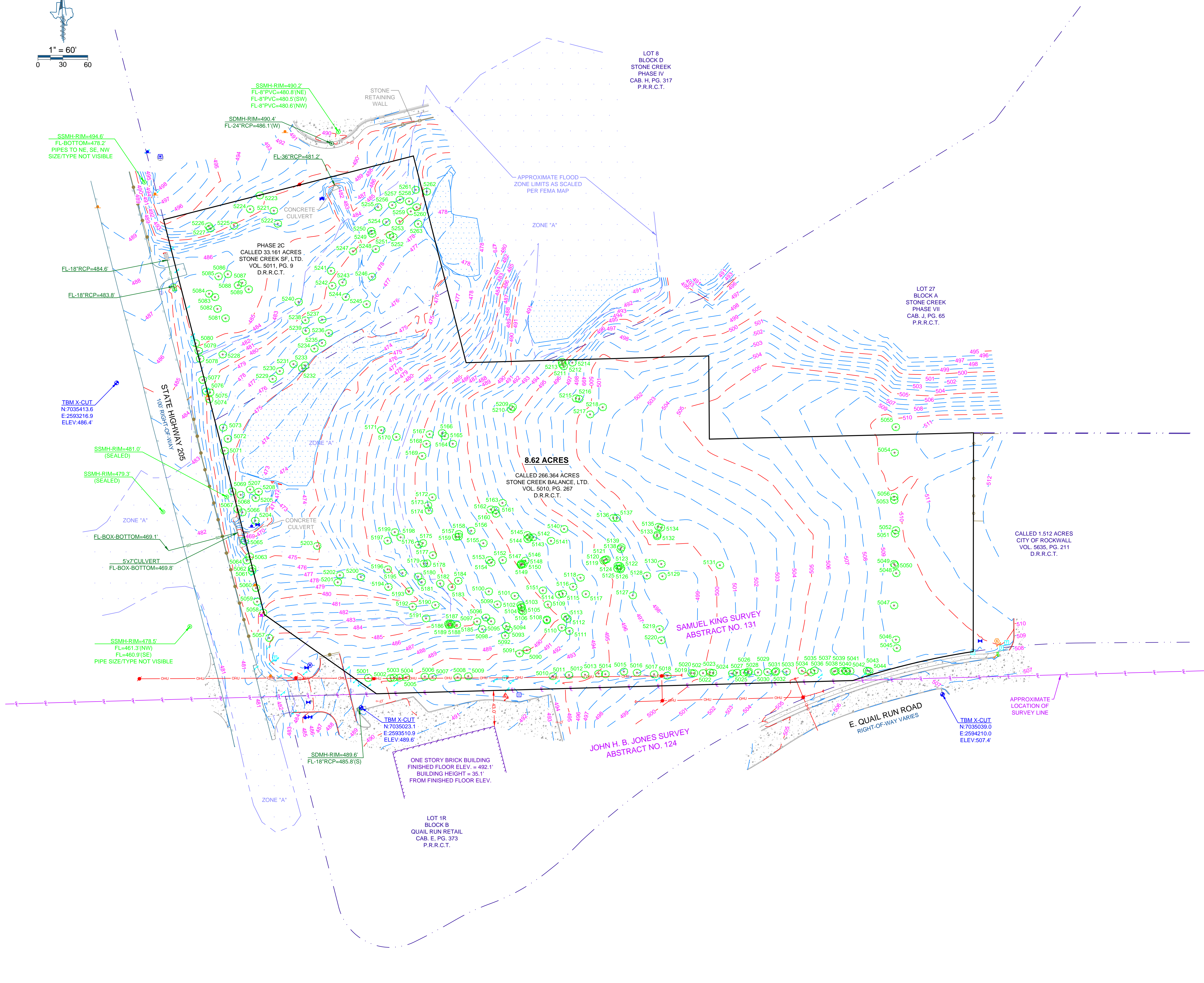
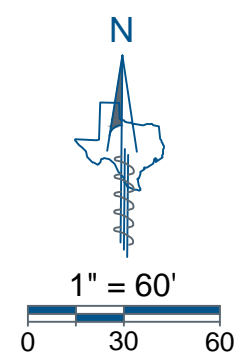
By: Drew Donosky Date: 05/14/2025

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

C-0

DUWEST ROCKWALL- 3000 N GOLIAD ST- ROCKWALL, TX





LEGAL DESCRIPTION

Being a 8.62 acre tract or parcel of land situated in the Samuel King Survey, Abstract Number 131 in the City of Rockwall, Rockwall County, Texas and being a portion of a called 33.161 acre tract of land described as Phase 2C in the deed to Stone Creek SF, LTD., recorded in Volume 5011, Page 9 of the Deed Records of Rockwall County, Texas and a portion of a called 266.364 acre tract of land described in the deed to Stone Creek Balance, LTD., recorded in Volume 5010, Page 267 of the Deed Records of Rockwall County, Texas.

SURVEYOR NOTES

- 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.
- Elevations shown on this survey are based on GPS observations utilizing the Allterra RTK Network. North American Vertical Datum of 1988 (Geoid 12A).
- The approximate location of any Underground Utilities shown on this survey was derived from above ground observation and Utility markings. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
- This document represents an accurate on the ground survey of a tract of land on State Highway 205 and E. Quail Run Road in the City of Rockwall, Rockwall County, Texas, on January 18th, 2022.

FLOOD NOTE

This property is located in **Zone "A" & Non-Shaded 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 48397CD030L, as affected by Letter of Map Revision with Case Number 14-06-0263P, Issued April 18, 2014, and effective August 29, 2014 for the City of Rockwall, Rockwall County, Texas, Community Number 480547. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.

TREE TABLE		
TAG	COMMON NAME	DBH (INCHES)
5001	CEDAR ELM	22
5002	CEDAR ELM	10
5003	CEDAR ELM	10
5004	CEDAR ELM	10
5005	HACKBERRY	24
5006	CEDAR ELM	14
5007	HACKBERRY	12
5008	HACKBERRY	16
5009	HACKBERRY	14
5010	CEDAR ELM	36
5011	HACKBERRY	8
5012	HACKBERRY	16
5013	CEDAR ELM	6
5014	HACKBERRY	13
5015	BOIS D'ARC	12
5016	BOIS D'ARC	10
5017	HACKBERRY	16
5018	HACKBERRY	34
5019	HACKBERRY	10
5020	HACKBERRY	10
5021	HACKBERRY	11
5022	HACKBERRY	8
5023	HACKBERRY	14
5024	HACKBERRY	14
5025	HACKBERRY	8
5026	HACKBERRY	14
5027	HACKBERRY	12
5028	BOIS D'ARC	12
5029	HACKBERRY	8
5030	HACKBERRY	7
5031	HACKBERRY	10
5032	HERCULES CLUB	10
5033	HACKBERRY	26
5034	HACKBERRY	12
5035	HACKBERRY	15
5036	BOIS D'ARC	14
5037	CEDAR ELM	8
5038	HACKBERRY	10
5039	BOIS D'ARC	14
5040	HACKBERRY	10
5041	HACKBERRY	10
5042	HACKBERRY	10
5043	HACKBERRY	10
5044	HACKBERRY	12
5045	CEDAR ELM	36
5046	CEDAR ELM	36
5047	HACKBERRY	16
5048	HACKBERRY	26
5049	HACKBERRY	12
5050	CEDAR ELM	14
5051	CEDAR ELM	30
5052	HACKBERRY	24
5053	HACKBERRY	10
5054	HACKBERRY	12
5055	HACKBERRY	38
5056	HACKBERRY	18
5057	CEDAR	24
5058	HACKBERRY	12
5059	HACKBERRY	24
5060	ELM	30
5061	ELM	23
5062	HACKBERRY	8
5063	ELM	7
5064	ELM	25
5065	HACKBERRY	13
5066	PECAN	50
5067	PECAN	20
5068	WILLOW	13
5069	ELM	13
5071	ELM	15
5072	PECAN	39
5073	PECAN	23
5074	ELM	14
5075	HACKBERRY	6
5076	HACKBERRY	12
5077	HACKBERRY	17
5078	HACKBERRY	12
5079	HERCULES CLUB	8
5080	HACKBERRY	13
5081	BOIS D'ARC	22
5082	BOIS D'ARC	23
5083	BOIS D'ARC	19
5084	BOIS D'ARC	26
5085	BOIS D'ARC	38
5086	BOIS D'ARC	22
5087	BOIS D'ARC	12
5088	BOIS D'ARC	20

TREE TABLE		
TAG	COMMON NAME	DBH (INCHES)
5089	BOIS D'ARC	23
5090	BOIS D'ARC	30
5091	PECAN	12
5092	ELM	10
5093	ELM	7
5094	HACKBERRY	8
5095	HACKBERRY	9
5096	ELM	6
5097	ELM	12
5098	HACKBERRY	11
5099	BOIS D'ARC	26
5100	CEDAR	9
5101	WILLOW	13
5102	BOIS D'ARC	13
5103	HACKBERRY	10
5104	HACKBERRY	6
5105	HACKBERRY	12
5106	HACKBERRY	9
5107	BOIS D'ARC	30
5108	HACKBERRY	19
5109	HACKBERRY	10
5110	ELM	8
5111	ELM	7
5112	HACKBERRY	13
5113	HACKBERRY	6
5114	HACKBERRY	9
5115	HERCULES CLUB	6
5116	HACKBERRY	8
5117	BOIS D'ARC	36
5118	LOCUST	12
5119	HACKBERRY	12
5120	BOIS D'ARC	18
5121	HACKBERRY	14
5122	HACKBERRY	8
5123	HACKBERRY	6
5124	BOIS D'ARC	18
5125	HACKBERRY	10
5126	HACKBERRY	10
5127	HACKBERRY	10
5128	HACKBERRY	6
5129	HACKBERRY	12
5130	HACKBERRY	6
5131	HACKBERRY	14
5132	HACKBERRY	12
5133	HACKBERRY	8
5134	CEDAR	12
5135	CEDAR	12
5136	HACKBERRY	17
5137	BOIS D'ARC	26
5138	HACKBERRY	14
5139	BOIS D'ARC	20
5140	CEDAR	14
5141	BOIS D'ARC	38
5142	HACKBERRY	18
5143	BOIS D'ARC	14
5144	HACKBERRY	19
5145	BOIS D'ARC	12
5146	CEDAR	7
5147	BOIS D'ARC	10
5148	HACKBERRY	10
5149	BOIS D'ARC	19
5150	HACKBERRY	7
5151	ELM	10
5152	HACKBERRY	7
5153	CEDAR	6
5154	BOIS D'ARC	34
5155	BOIS D'ARC	36
5156	CEDAR	10
5157	HACKBERRY	20
5158	BOIS D'ARC	8
5159	HACKBERRY	13
5160	HACKBERRY	16
5161	HACKBERRY	12
5162	CEDAR	8
5163	HERCULES CLUB	8
5164	CEDAR	10
5165	CEDAR	8
5166	CEDAR	10
5167	CEDAR	12
5168	BOIS D'ARC	39
5169	CEDAR	9
5170	CEDAR	10
5171	BOIS D'ARC	40
5172	CEDAR	12
5173	CEDAR	7
5174	BOIS D'ARC	31
5175	CEDAR	8

TREE TABLE		
TAG	COMMON NAME	DBH (INCHES)
5176	HACKBERRY	8
5177	CEDAR	6
5178	BOIS D'ARC	21
5179	HACKBERRY	8
5180	HACKBERRY	8
5181	CEDAR	10
5182	BOIS D'ARC	14
5183	CEDAR	6
5184	BOIS D'ARC	26
5185	HACKBERRY	10
5186	BOIS D'ARC	10
5187	HACKBERRY	9
5188	BOIS D'ARC	10
5189	BOIS D'ARC	14
5190	HACKBERRY	16
5191	ELM	10
5192	ELM	8
5193	ELM	6
5194	BOIS D'ARC	20
5195	BOIS D'ARC	11
5196	HERCULES CLUB	13
5197	BOIS D'ARC	33
5198	HACKBERRY	8
5199	HACKBERRY	6
5200	ELM	28
5201	CEDAR	12
5202	CEDAR	10
5203	ELM	25
5204	WILLOW	30
5205	WILLOW	13
5207	WILLOW	12
5208	WILLOW	16
5209	BOIS D'ARC	25
5210	HACKBERRY	20
5211	HERCULES CLUB	10
5212	HACKBERRY	10
5213	BOIS D'ARC	28
5214	HACKBERRY	10
5215	HACKBERRY	10
5216	HACKBERRY	10
5217	HERCULES CLUB	8
5218	HERCULES CLUB	8
5219	HACKBERRY	12
5220	HACKBERRY	14
5221	BOIS D'ARC	24
5222	BOIS D'ARC	30
5223	BOIS D'ARC	38
5224	BOIS D'ARC	38
5225	BOIS D'ARC	26
5226	BOIS D'ARC	6
5227	BOIS D'ARC	6
5228	BOIS D'ARC	36
5229	PECAN	35
5230	PECAN	30
5231	PECAN	18
5232	PECAN	21
5233	PECAN	22
5234	PECAN	25
5235	PECAN	20
5236	PECAN	25
5237	PECAN	19
5238	PECAN	31
5239	PECAN	29
5240	PECAN	33
5241	PECAN	34
5242	CEDAR	12
5243	PECAN	21
5244	PECAN	23
5245	ELM	9
5246	PECAN	55
5247	PECAN	21
5248	PECAN	18
5249	PECAN	18
5250	PECAN	33
5251	PECAN	22
5252	PECAN	19
5253	PECAN	34
5254	PECAN	28
5255	CEDAR	10
5256	PECAN	11
5257	PECAN	20
5258	PECAN	30
5259	PECAN	25
5260	PECAN	15
5261	PECAN	22
5262	PECAN	30
5263	PECAN	20

JOB NUMBER	2201.023
DATE	02-03-2022
REVISION	
DRAWN BY	CHM



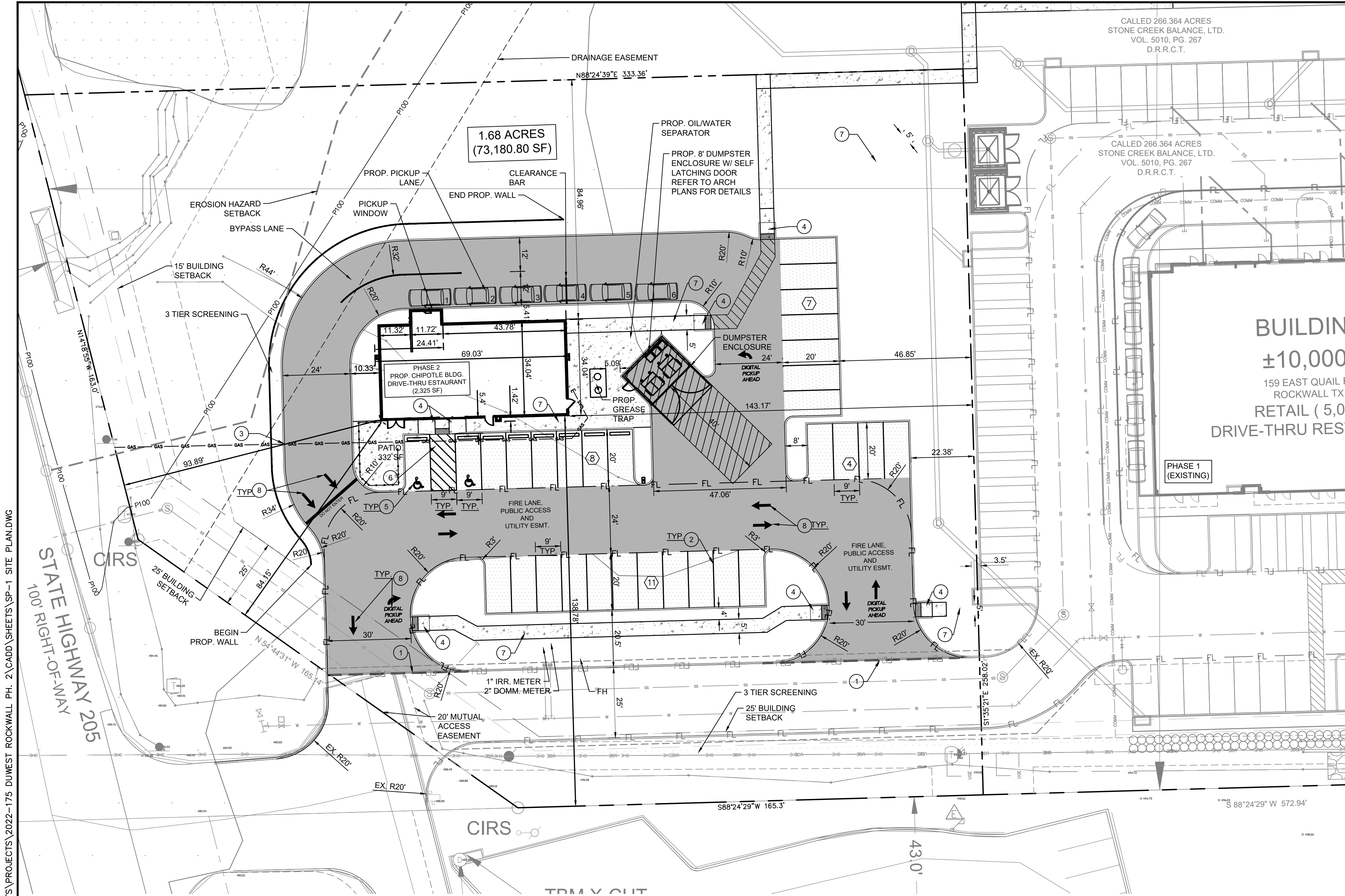
Eagle Surveying, LLC  
210 South Elm Street  
Suite: 104  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177

TOPOGRAPHIC  
EXHIBIT

LEGEND

Temporary Benchmark	Electric Junction Box	Telecommunications Pole	Building	Flood Zone
Tree Trunk	Guy Wire	Telecommunications Vault	Concrete	Water
Tree Canopy	Light Pole	Fiber Optic Utility Mark	Water Vault	Chain Link Fence
Tree I.D.	Electric Utility Mark	Water Meter	Water Valve	Guard Rail
CAB.	Gas Meter	Inspiration Control Valve	Fire Hydrant	Overhead Utilities
VOL.	Gas Utility Sign	Gas Valve	Water Utility Sign	Edge of Asphalt
PG.	Sanitary Manhole	Mail Box	Buried Cable Sign	Storm Drain Line
D.R.R.C.T.	Storm Drain Manhole			
P.R.R.C.T.				





PARKING DATA TABLE	
PARKING REQ.	
DRIVE-THRU RESTAURANT (2,325 SF) 1/ 100 SF	24 SPACES
PATIO PARKING (22 SEATS) 1 PARKING PER 4 SEATS	6 SPACES
TOTAL	30 SPACES
PARKING PROVIDED	
STANDARD PARKING	28 SPACES
ADA PARKING	2 SPACES
TOTAL	30 SPACES (2 ADA)

SITE DATA TABLE			
	PHASE 2 (CHIPOTLE)	PHASE 1 (EXISTING)	TOTAL
SITE AREA	8,684 AC (378,275 SF)	8,684 AC (378,275 SF)	8,684 AC (378,275 SF)
ZONING	PD-70	PD-70	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	2,325 SF	BUILDING B- 12,228 SF BUILDING C- 10,247 SF	24,800 SF
PATIO AREA	332 SF	1,373 SF	333.37 SF
LOT COVERAGE	0.61 %	5.9 %	6.51 %
FLOOR TO AREA RATIO	0.00 : 1	0.06 : 1	0.06 : 1
BUILDING STORIES	1 STORY	1 STORY	1 STORY
TOTAL IMPERVIOUS	39,526 SF (10%)	122,404 SF (32.4%)	161,930 SF (42.8%)
OPEN SPACE	7.78 AC ( 90%)	5.87 AC (67.6%)	4.97 AC (57.2 %)

## 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.
- DUMPSTER ENCLOSURE TO BE 8' IN HEIGHT WITH SELF LATCHING GATE. MATERIALS TO MATCH BUILDING.

## RECORD DRAWINGS

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*

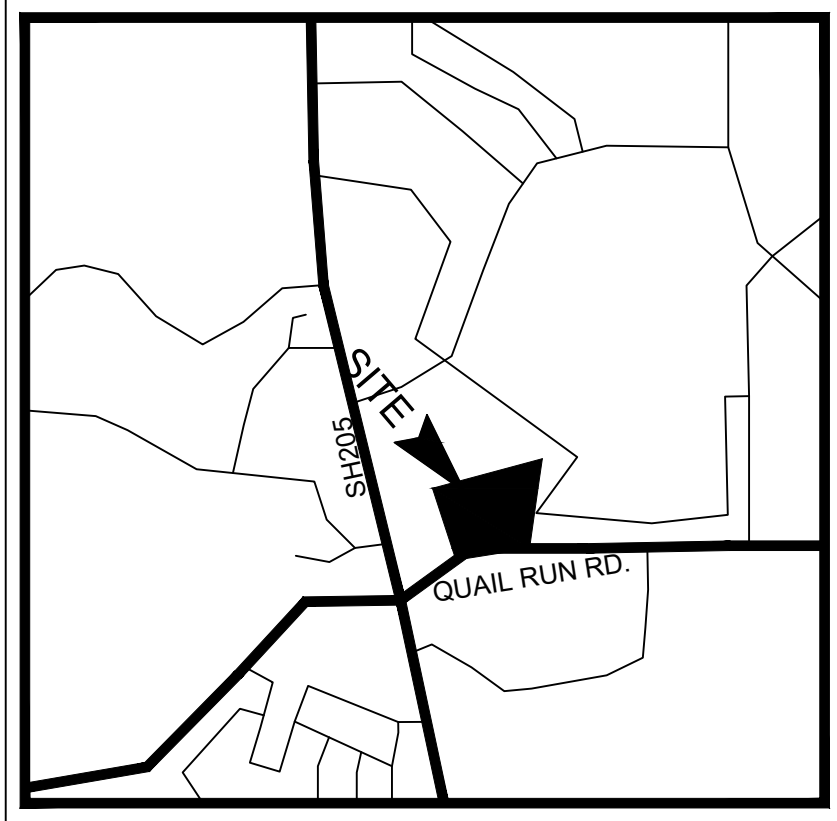
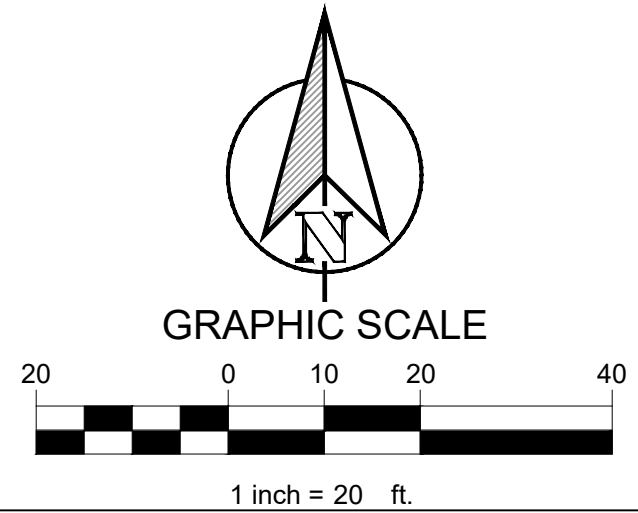
Date: 05/14/2025

TBM #1 - ELEV: 507.40  
AND "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAIL RD.

TBM #2 - ELEV: 489.60  
AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6' WEST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAIL RD.

TBM #3 - ELEV: 486.4  
AND "X" CUT SET APPROXIMATELY 176.7' SOUTH AND 103.1' EAST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAIL RD.

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

VICINITY MAP  
N.T.S.

CONSTRUCTION SCHEDULE	
	PROPOSED 5' LIME STABILIZED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED 6' LIME STABILIZED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 5' LIME STABILIZED SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
	PROPOSED SAWCUT
	PARKING COUNT

CONSTRUCTION SCHEDULE	
1	PROP. FULL DEPTH SAWCUT
2	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
3	PROP. CURB & GUTTER
4	PROP. PEDESTRIAN RAMP
5	PROP. HANDICAP SYMBOL
6	PROP. PAVEMENT STRIPING
7	PROP. SIDEWALK
8	PROP. ARROW PAVEMENT STRIPING

## DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD  
ABSTRACT. NO 131  
8.684 AC (378,275 SF)

## OWNER:

DuWEST REALTY, LLC  
4403 N CENTRAL EXWAY SUITE #200  
DALLAS, TX 75025  
CONTACT: BOWEN HENDRIX  
PH: 214.918.1804

## APPLICANT:

CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021  
CONTACT: DREW DONOSKY  
PH: 817.281.0572

## CASE NUMBER

SP2024-002

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 \_\_\_\_\_.

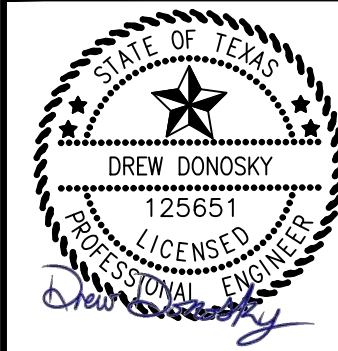
WITNESS OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

DIRECTOR OF PLANNING AND ZONING

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 5/14/2025

CITY SITE PLAN

DUWEST ROCKWALL  
3000 N GOLIAD ST  
ROCKWALL, TX 75087



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

File No. 2022-002  
CASE # SP2024-002

SHEET  
SP-1



3. 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.

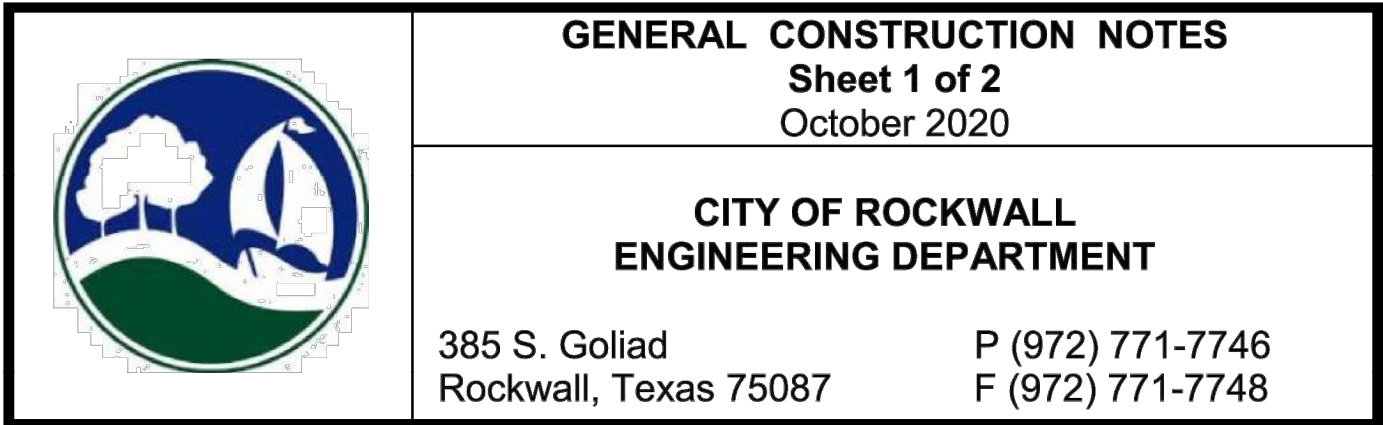
1. The CONTRACTOR or developer shall be responsible, as the entity exercising operational control, for permitting as required by the Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ). This includes, but is not limited to, preparation of the Storm Water Pollution 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 installed 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 met. 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

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.

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).

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.

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 (20<sup>th</sup>) month of the maintenance period.
9. All manholes (public or private) shall be fitted with inflow prevention. The inflow prevention shall conform to the measures called out in standard detail R-5031.
10. All new or existing manholes being modified shall have corrosion protection being Raven Liner 405 epoxy coating, ConShield, or approved equal.. Consheild must have terracotta color dye mixed in the precast and cast-in-place concrete. Where connections to existing manholes are made the CONTRACTOR shall rehab manhole as necessary and install a 125 mil thick coating of Raven Liner 405 or approved equal.
11. All new or existing manholes that are to be placed in pavement shall be fitted with a sealed (gasketed) rim and cover to prevent inflow.
12. If an existing wastewater main or trunk line is called out to be replaced in place a wastewater bypassing pump plan shall be required and submitted to the Engineering Construction Inspector and City Engineer for approval prior to implementation. Bypass pump shall be fitted with an auto dialer and conform to the City's Noise Ordinance. Plan shall be to the City sufficiently in advance of scheduled construction to allow no less than 10 business days for review and response by the City.
13. CONTRACTOR shall maintain a minimum of 4 feet of cover on all wastewater lines.



By: Drew Dorosky Date: 05/14/2025



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.

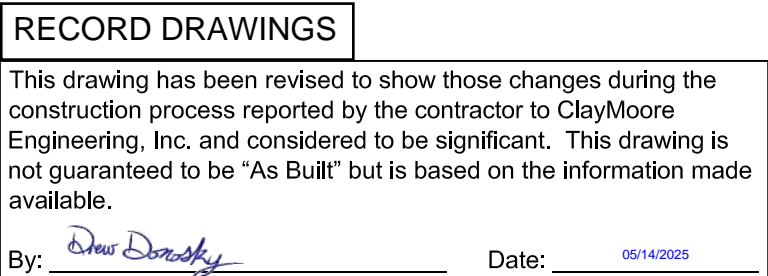
1. All detention systems are to be installed and verified for design compliance along with the associated storm sewer and outflow structures, prior to the start of any paving operations (including building foundations). Erosion protection shall be placed at the pond outflow structures, silt fence along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

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

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 (20<sup>th</sup>) 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."





5/14/2025 DREW DONOSKY \\10.01.13\PUBLIC\PROJECTS\PROJECTS\2022-175 DUWEST ROCKWALL PH. 2\CADD\SHEETS\C-3 GENERAL NOTES.DWG

GENERAL NOTES

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 HAVE THEM 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. 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 PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS PROJECT.
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 FACILITY 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 ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER AND CITY BEFORE COMMENCING WORK. NO 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, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH 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 DESIGNED SLOPES PLUS OR MINUS 0.005 FOOT/FOOT.
23. CONTRACTOR SHALL CONTACT CITY 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.

PAVING AND STRIPING NOTES

1. THE REINFORCED PORTLAND AND CEMENT CONCRETE SHOULD HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,600 PSI MIN 6.5 SACK MIX AT 28 DAYS FOR STANDARD DUTY CONCRETE AND HEAVY DUTY CONCRETE, 3,600 PSI MIN 6.5 SACK MIX FOR DUMPSTER AREAS, AND A MINIMUM REINFORCING OF #3 BARS @ 24" O.C.E.W. AND SHALL STRICTLY ADHERE TO DETAILS INCLUDED IN THIS SET. A BASE SUB-GRADE 1 FOOT OF ON SITE OR IMPORTED MATERIAL THAT IS FREE OF DEBRIS AND ORGANIC MATTER AND HAS A PLASTICITY INDEX (PI) LESS THAN 15. THE MATERIAL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY USING STANDARD PROCTOR METHOD (ASTM D-698). REFER TO GEOTECHNICAL REPORT FOR 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 JOINT LOCATIONS.
  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.
  14. NO SAND ALLOWED UNDERNEATH PAVING.
- STORM SEWER NOTES
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 MANAGER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
  2. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS, DROP 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 GRADES AND DIMENSIONS BEFORE COMMENCEMENT 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.

STORM SEWER DISCHARGE AUTHORIZATION

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 STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES (CONSTRUCTION), OR THE N.O.T. PERMITTEE OR CO-PERMITTEE NO LONGER HOLDS OPERATIONAL CONTROL OF THE CONSTRUCTION.

WATER NOTES

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.

SANITARY SEWER NOTES

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 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. 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 MANDREL.
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.

TRAFFIC CONTROL NOTES

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.

EROSION CONTROL NOTES

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 AT ALL PRIMARY POINTS OF ACCESS. 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.

6. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY SHALL BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
7. CONTRACTOR IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE REQUIRED EROSION CONTROL DEVICES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ACCUMULATED SILT IN ANY EROSION CONTROL DEVICE SHALL BE REMOVED AND SHALL BE DISTRIBUTED ON SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH IS DISTURBED.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE FILTER BARRIER (OR OTHER METHOD APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT ADVERSE OFF-SITE IMPACTS OR STORM WATER QUALITY FROM SILT AND CONSTRUCTION DEBRIS FLOWING ONTO ADJACENT PROPERTIES AS REQUIRED BY THE CITY.
9. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF CONSTRUCTION AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROTECT AND PRESERVE CONTROL POINTS AT ALL TIMES DURING THE COURSE OF THE PROJECT. THE GRADING CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
10. CONTRACTOR STAGING AREA TO BE AGREED UPON BY OWNER PRIOR TO BEGINNING CONSTRUCTION.
11. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY THE T.C.E.Q. OR THE GOVERNING CITY.

GRADING NOTES

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 BOXES 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. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. 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.

TEXAS REGISTRATION #14199



5/14/2025

DUWEST ROCKWALL  
3000 N GOLIAD ST  
ROCKWALL, TX 75087

NO.	DATE	REVISION	BY

GENERAL NOTES

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 5/14/2025

SHEET

C-3

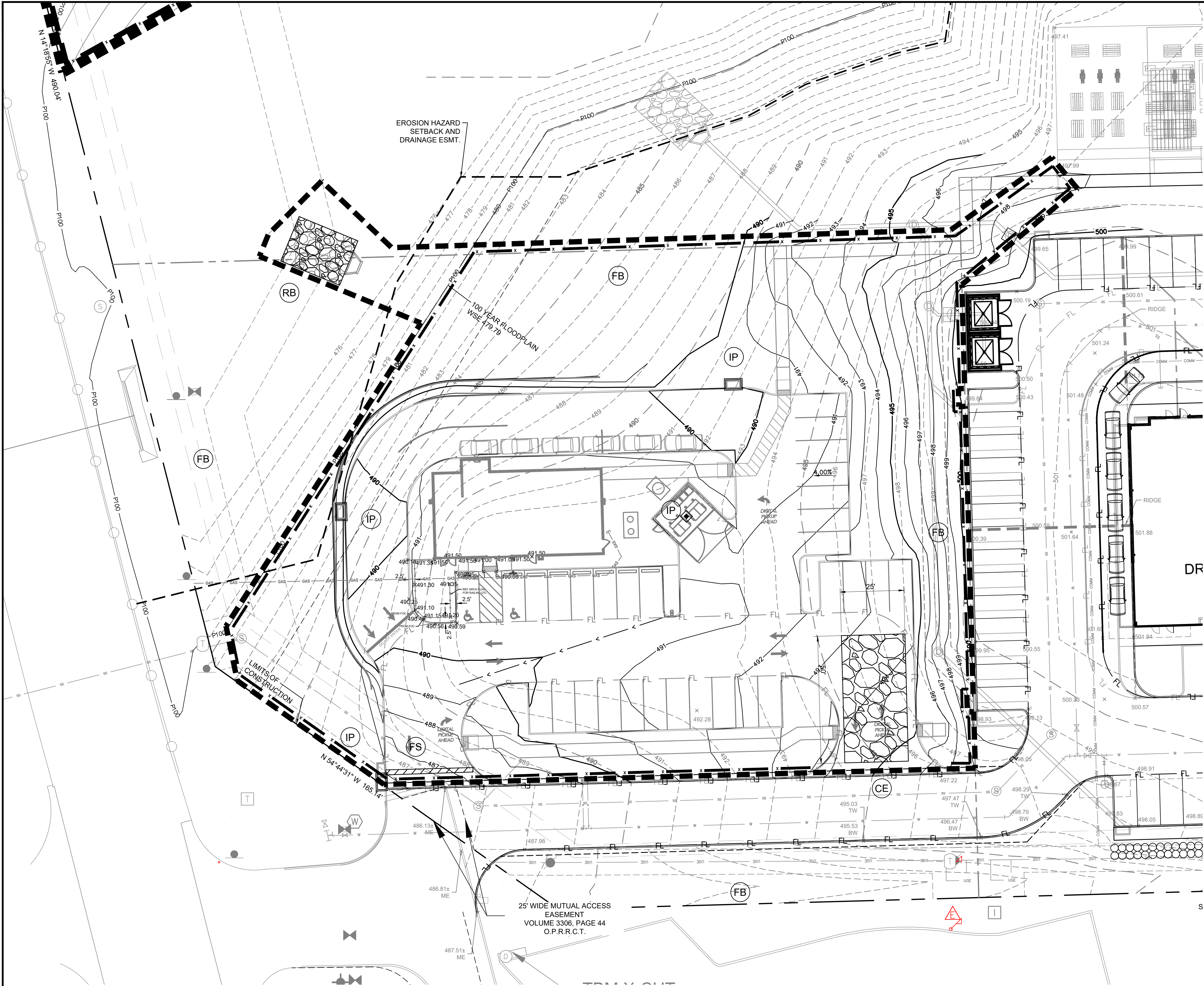
File No. 2022-002  
CASE # SP2022-042

RECORD DRAWINGS

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: 05/14/2025





LEGEND	
	DIRECTION OF FLOW
	EXISTING CONTOUR
	PROPOSED CONTOUR
	LIMITS OF CONSTRUCTION
	FILTER BARRIER/SILT FENCE
	CONSTRUCTION ENTRANCE
	INLET PROTECTION
	FILTER SOCK

ACREAGE SUMMARY	
ONSITE DISTURBED AREA	1.52 AC
OFFSITE DISTURBED AREA	0.02 AC
TOTAL DISTURBED AREA	1.54 AC

- NOTES:
- ANY DIRT, MUD, ROCKS, DEBRIS, ETC. THAT IS SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREETS SHALL BE CLEANED UP IMMEDIATELY.
  - ALL DISTURBED AREAS SHALL BE REVEGETATED PER CITY OF ROCKWALL STANDARDS PRIOR TO REMOVAL OF EROSION AND SEDIMENTATION CONTROL MEASURES.

TBM #1 - ELEV. 507.40  
AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOUTH EAST PROPERTY CORNER ALONG QUAL RD.

TBM #2 - ELEV. 489.60  
AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6' WEST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAL RD.

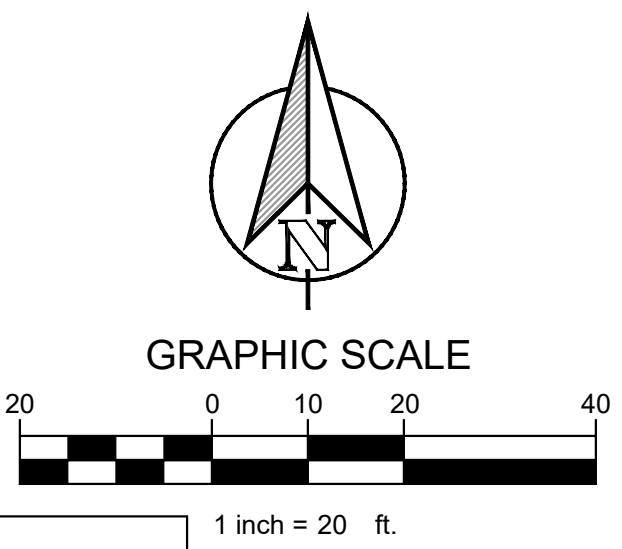
TBM #3 - ELEV. 486.4  
AND "X" CUT SET APPROXIMATELY 176.7' SOUTH AND 103.1' EAST FROM THE SOUTH EAST PROPERTY CORNER ALONG QUAL RD.

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

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By: *Drew Donosky* Date: 05/14/2025



DUWEST ROCKWALL  
3000 N GOLIAD ST  
ROCKWALL, TX 75087

EROSION CONTROL

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 5/14/2025

SHEET  
C-4

File No. 2022-002  
CASE # SP2022-042



5/14/2025 DREW DONOSKY \\10.01.13\PUBLIC\PROJECTS\PROJECTS\2022-175 DUWEST ROCKWALL PH. 2\CADD\SHEETS\C-5 EROSION CONTROL DETAILS.DWG

### STANDARD EROSION CONTROL GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. CONTRACTOR SHALL HAVE A COPY OF THE SWPPP ON SITE AT ALL TIMES.
7. 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

- A. 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.
- B. BEGIN CLEARING AND GRADING OF SITE.
- C. SEED AND REVEGETATE SLOPES WHERE SHOWN.

#### PHASE 2 - UTILITIES

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

#### PHASE 3 - PAVING

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

#### PHASE 4 - LANDSCAPING AND SOIL STABILIZATION

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

### B.M.P. MAINTENANCE SCHEDULE

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:

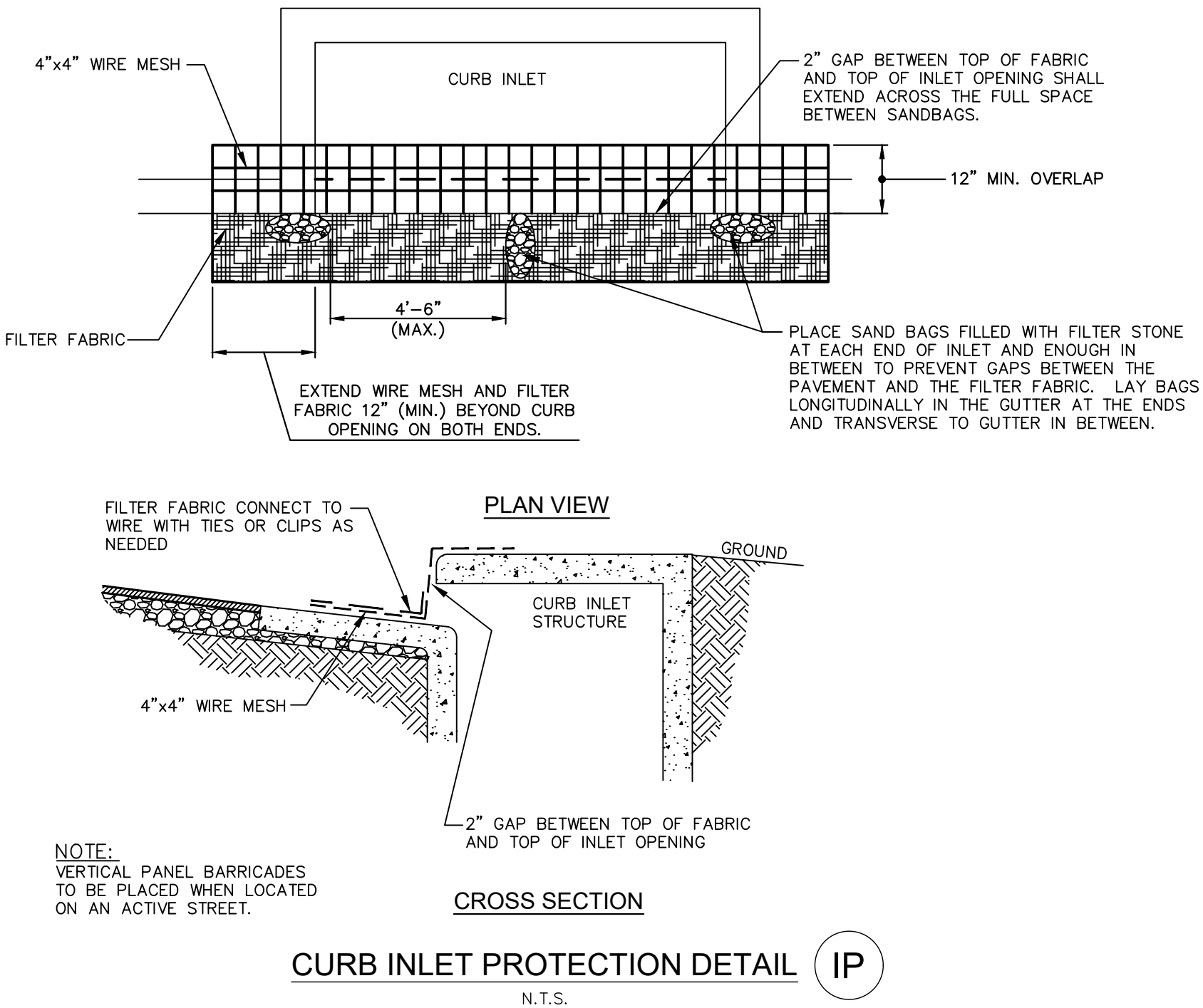
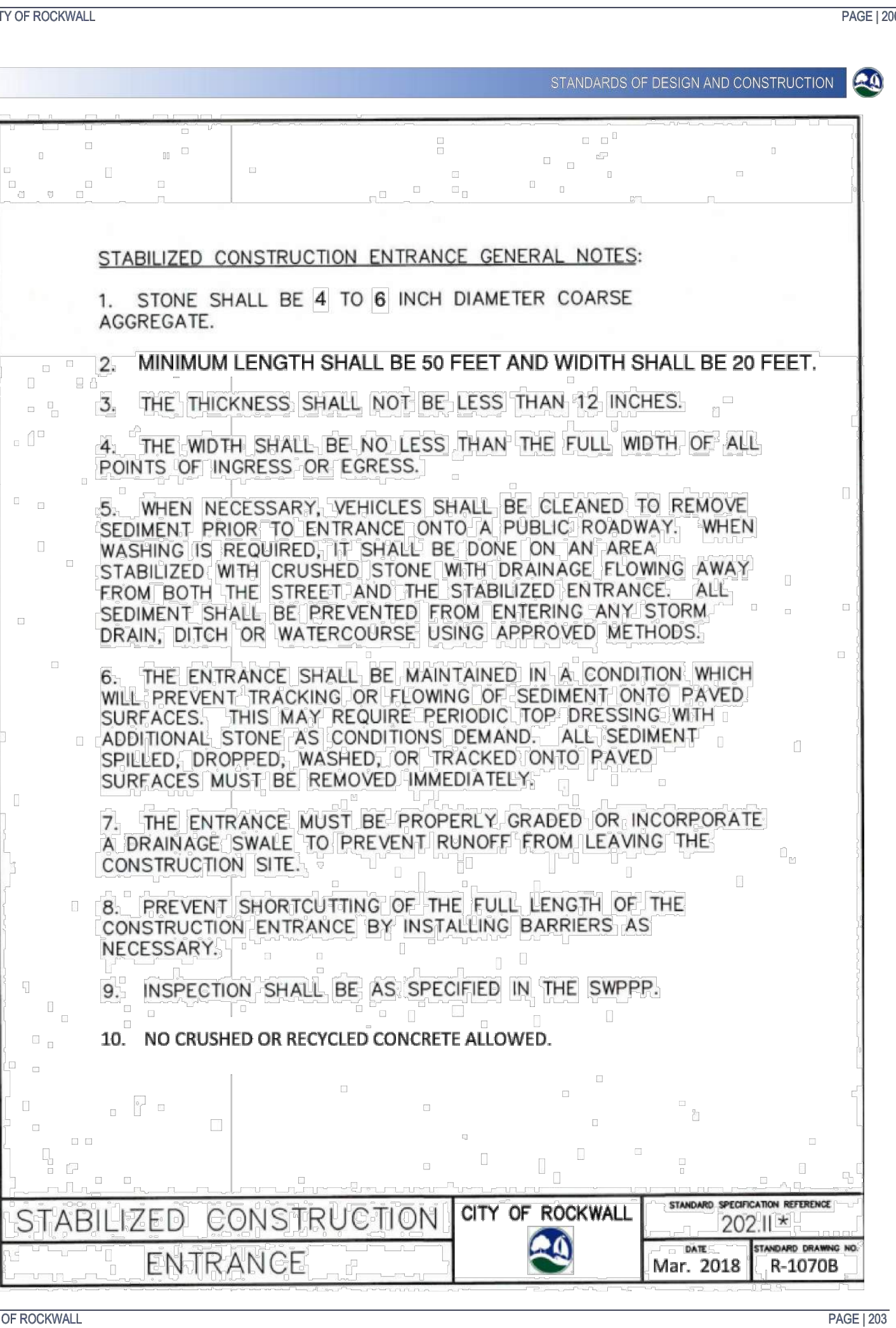
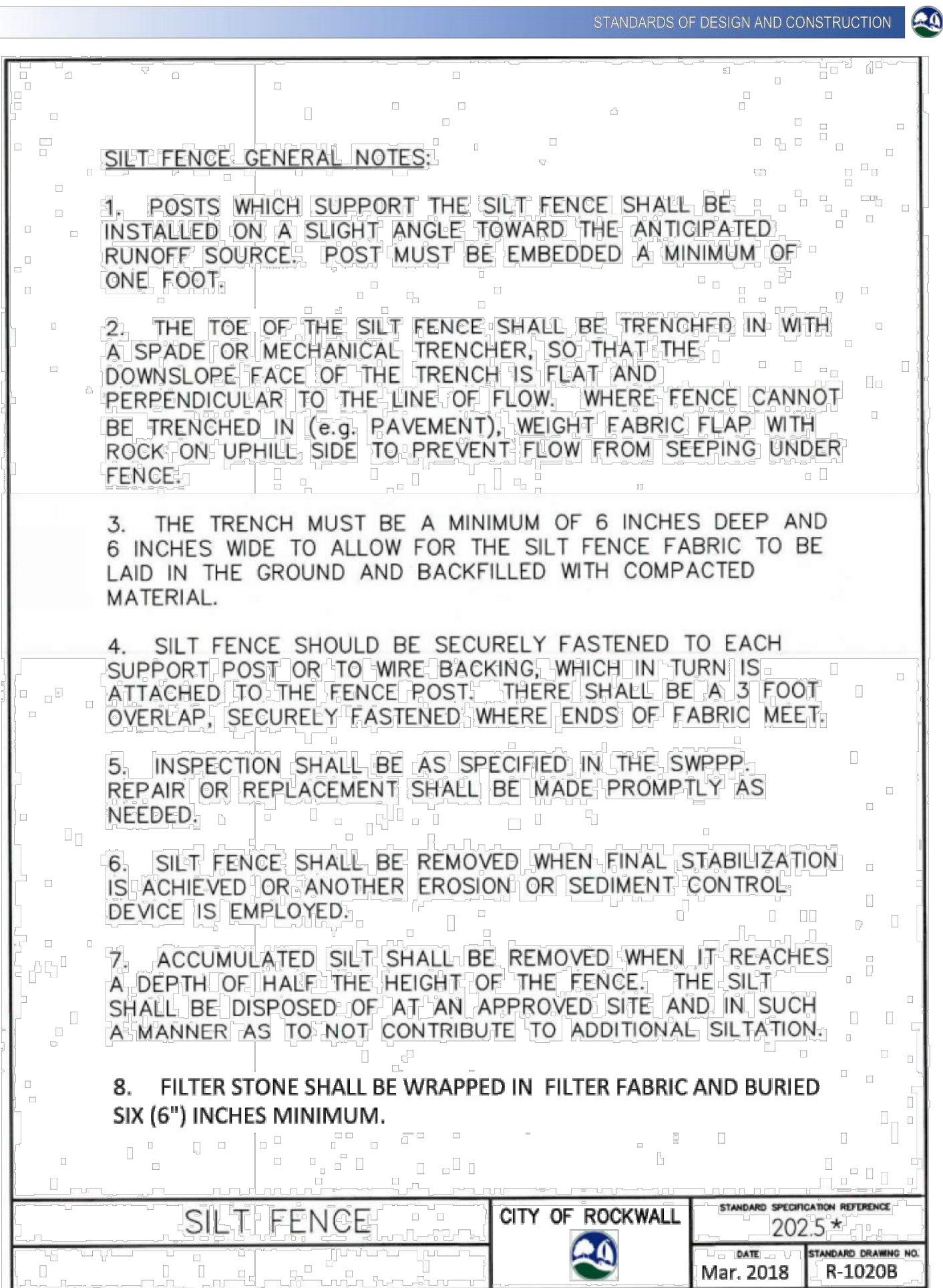
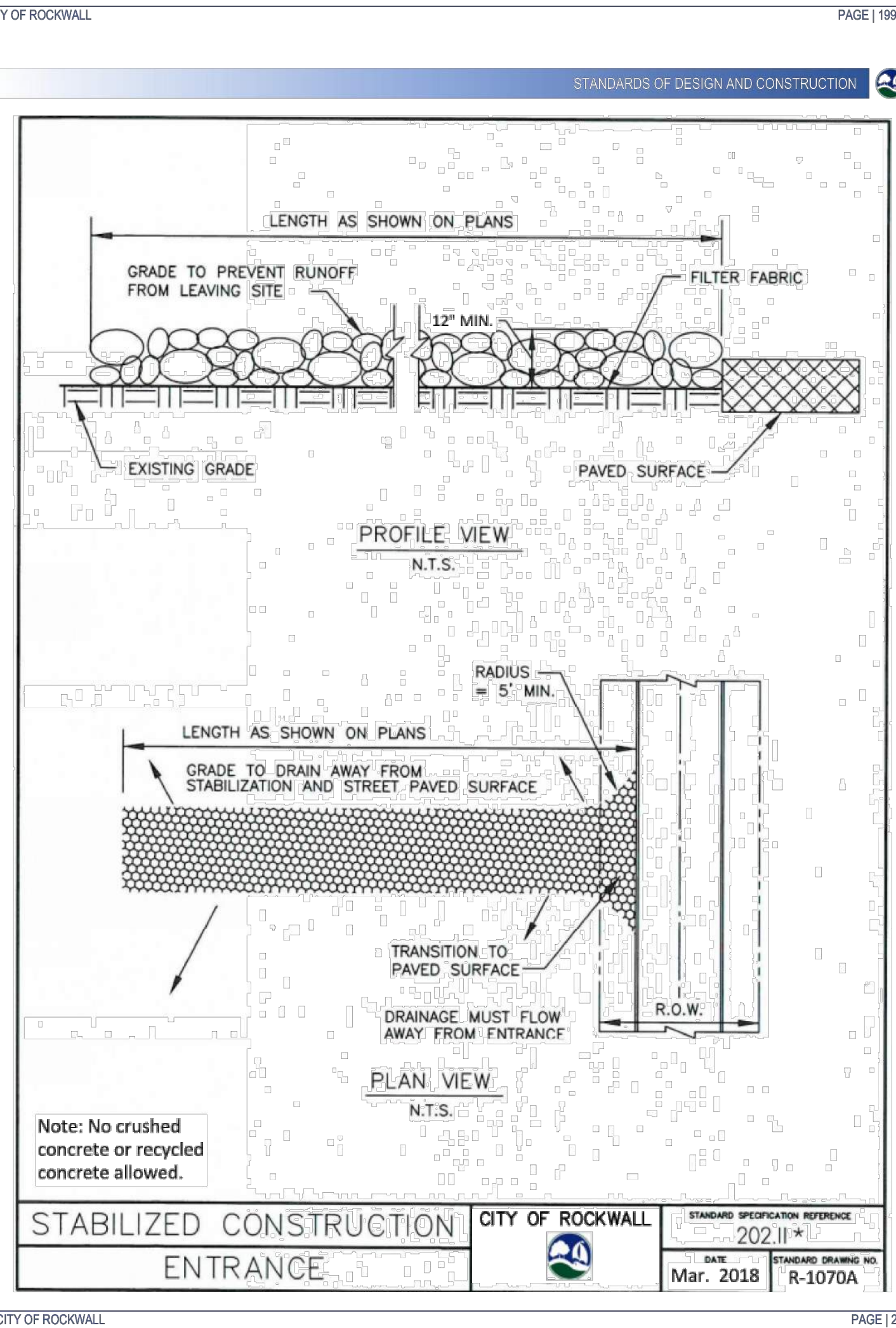
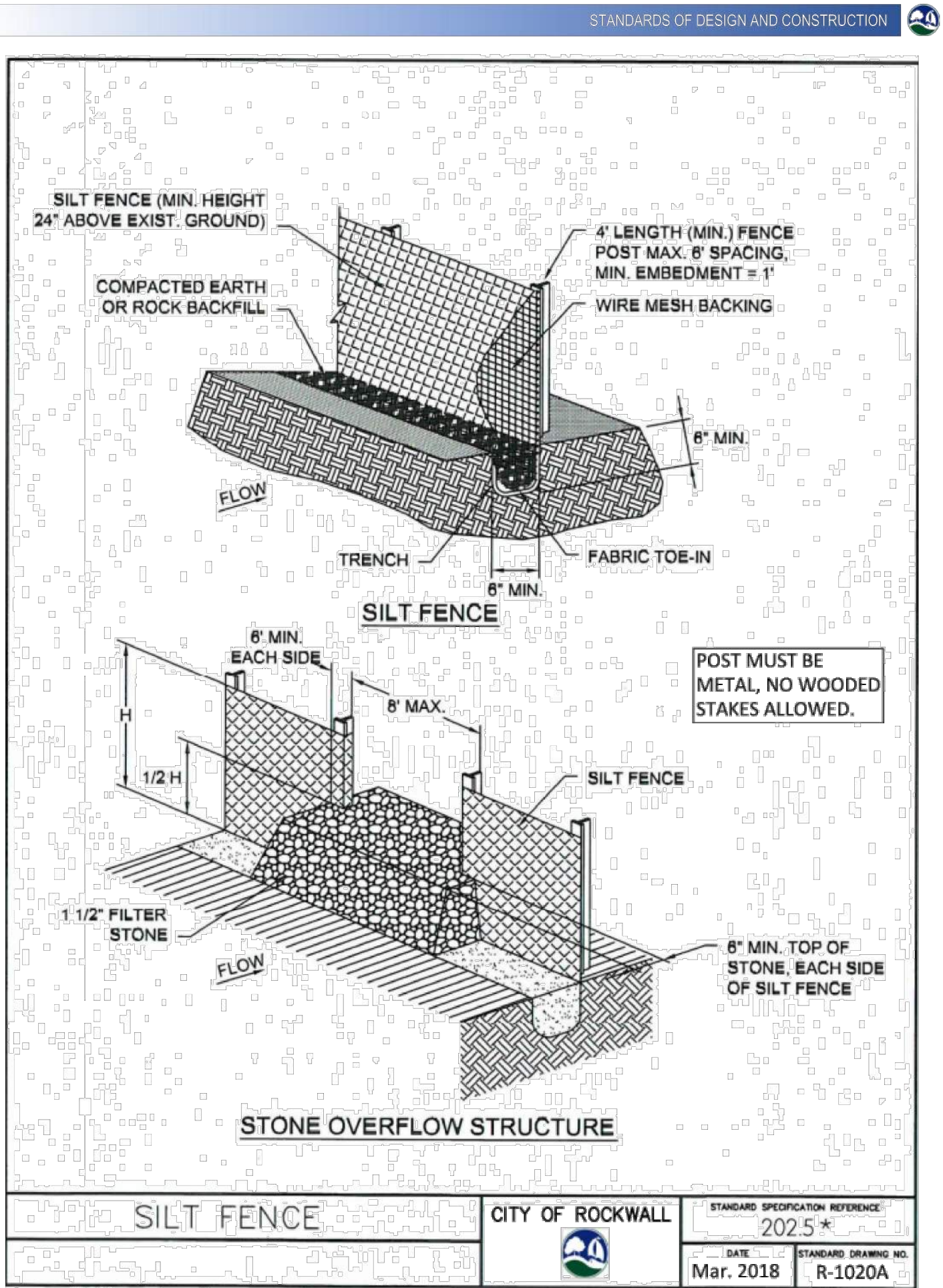
INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASH DOWN OPERATION 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.



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By: *Drew Donosky* Date: 05/14/2025

TEXAS REGISTRATION #14199

**CLAYMOORE ENGINEERING**

1903 CENTRAL DR., SUITE 400  
ROCKWALL, TX 75087  
PHONE: 972.263.0072  
WWW.CLAYMOOREENR.COM

STATE OF TEXAS  
DREW DONOSKY  
125651  
LICENSED PROFESSIONAL ENGINEER  
5/14/2025

**DUWEST ROCKWALL  
3000 N GOLIAD ST  
ROCKWALL, TX 75087**

NO.	DATE	REVISION	BY

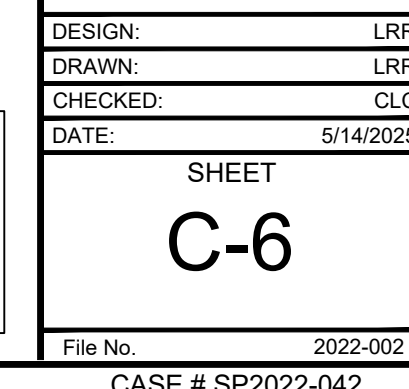
**EROSION CONTROL DETAILS**

DESIGN: LRR  
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DATE: 5/14/2025

SHEET  
**C-5**

File No. 2022-002  
CASE # SP2022-042





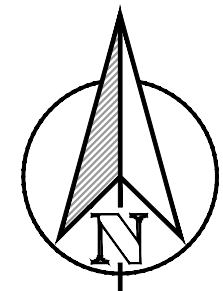
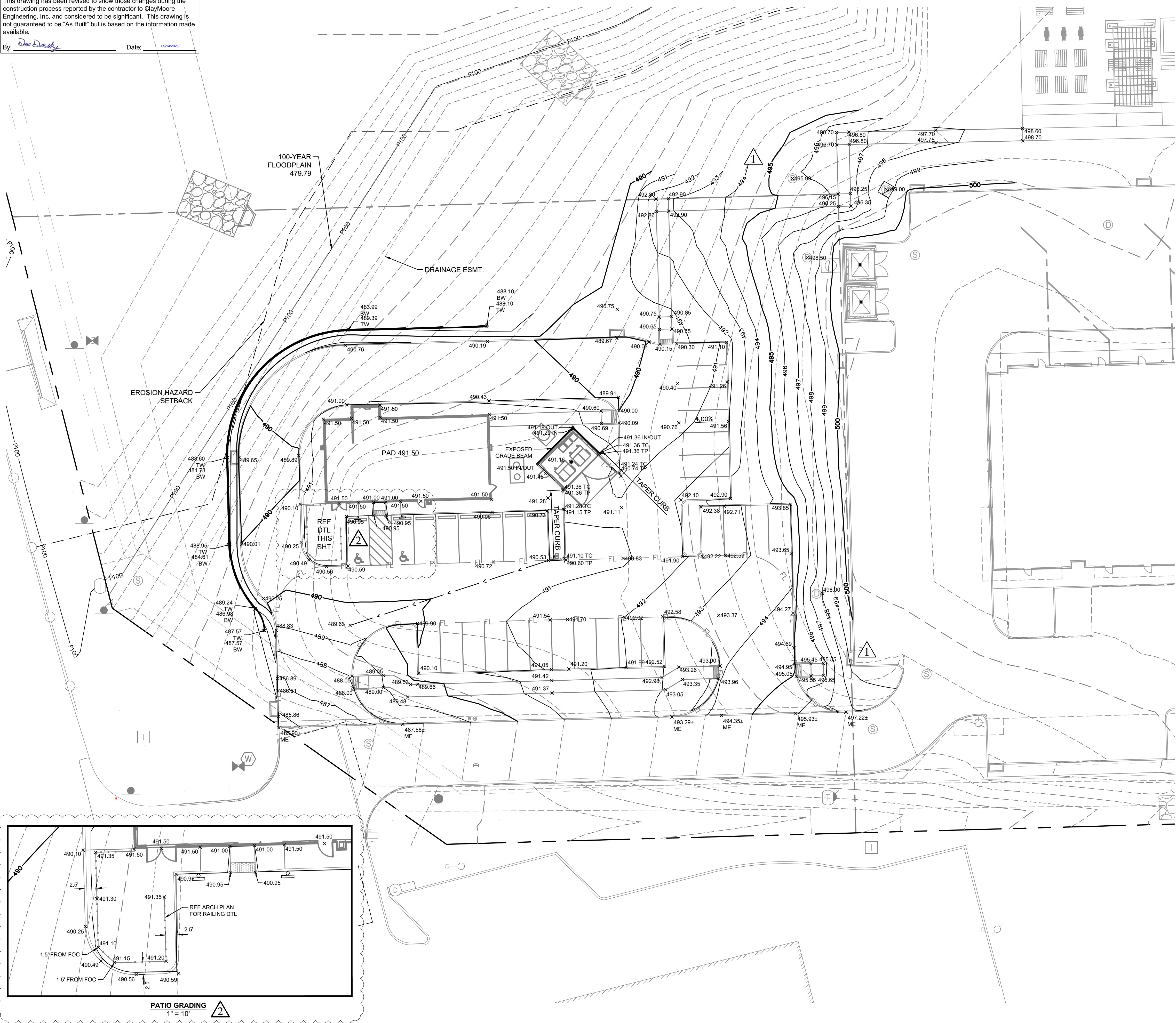


5/14/2025 DREW DONOSKY \\10.01.13\PUBLIC\PROJECTS\2022-175 DUWEST ROCKWALL PH. 2\CADD\SHEETS\C-7 GRADING PLANDWG

# RECORD DRAWINGS

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: 05/14/2025



GRAPHIC SCALE



1 inch = 20 ft.

## LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
x699.50	PROPOSED GRADE (TOP OF PAVEMENT)
ME	MATCH EXISTING
TR	TOP OF RAMP
BC	BACK OF CURB
3-TIER	DEPICTION OF 3-TIER SCREENING

## NOTES:

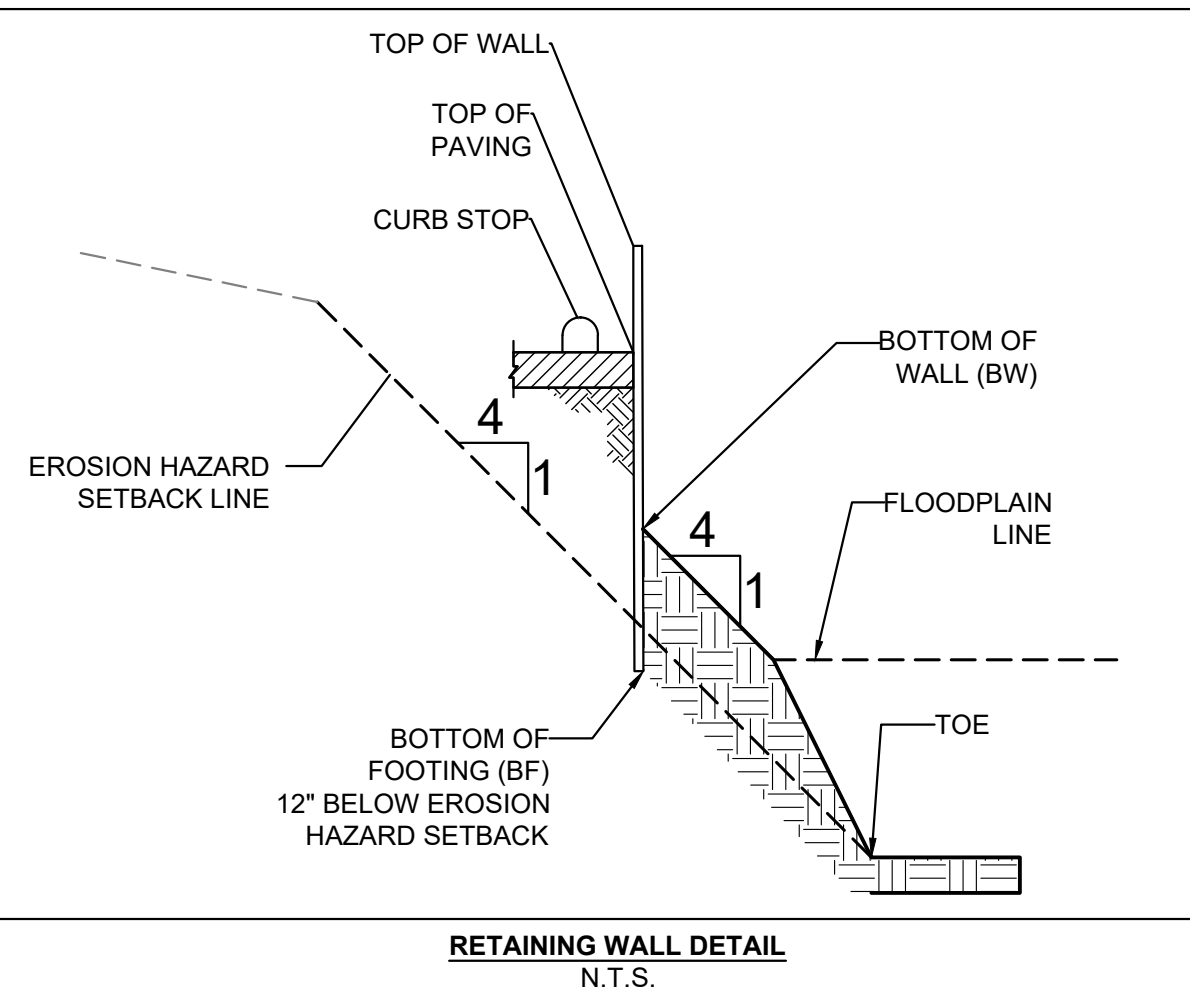
- ALL SPOT ELEVATIONS ARE TO TOP OF PAVING UNLESS OTHERWISE NOTED.
- EXISTING UTILITIES WERE OBTAINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND NOTIFY THE ENGINEER FOR ANY DISCREPANCIES WITH THIS PLAN.
- MAXIMUM SLOPE IN LANDSCAPE AREAS ARE NOT TO EXCEED 4:1; MIN EARTH GRADE IS 1%; MIN PAVING GRADE IS 0.5%.
- ALL CURB HEIGHTS ARE 6-INCHES UNLESS NOTED OTHERWISE.
- REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
- REF. STRUCTURAL PLANS, SPECIFICATIONS, AND GEOTECHNICAL REPORT FOR ALL BUILDING PAD PREPARATION CRITERIA.
- THE CONTRACTOR SHALL CONSTRUCT ALL BARRIER FREE RAMPS PER CITY OF ROCKWALL AND ADA STANDARDS.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES 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. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- GRADING OF ALL HANDICAPPED SPACES AND ROUTES IS TO CONFORM TO LOCAL, STATE, AND FEDERAL GUIDELINES.
- CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM EXISTING & PROPOSED BUILDINGS.
- ALL WALLS 18" OR TALLER TO BE ROCK, STONE, OR ROCK/STONE FACED. NO SMOOTH CONCRETE, WOOD, STEEL, ETC. ALLOWED.
- ALL WALLS 3' AND TALLER TO BE DESIGNED, INSPECTED, AND ACCEPTED BY STRUCTURAL ENGINEER.

TBM #1 - ELEV: 507.40  
AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAL RD.

TBM #2 - ELEV: 489.60  
AN "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6' WEST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAL RD.

TBM #3 - ELEV: 486.4  
AN "X" CUT SET APPROXIMATELY 176.7' SOUTH AND 103.1' EAST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAL RD.

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



DUWEST ROCKWALL  
3000 N GOLIAD ST  
ROCKWALL, TX 75087

NO.	DATE	REVISION	BY
2	12/31/24	PATIO GRADING DETAIL	ASD
1	02/24	SIDEWALK ADJUSTMENTS	ASD

GRADING PLAN

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 5/14/2025

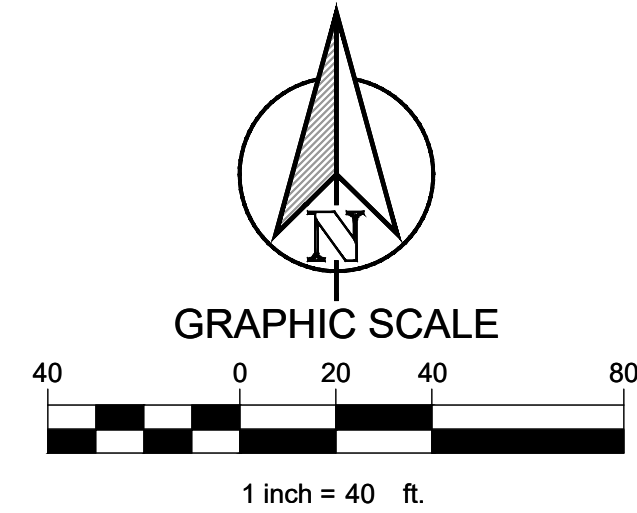
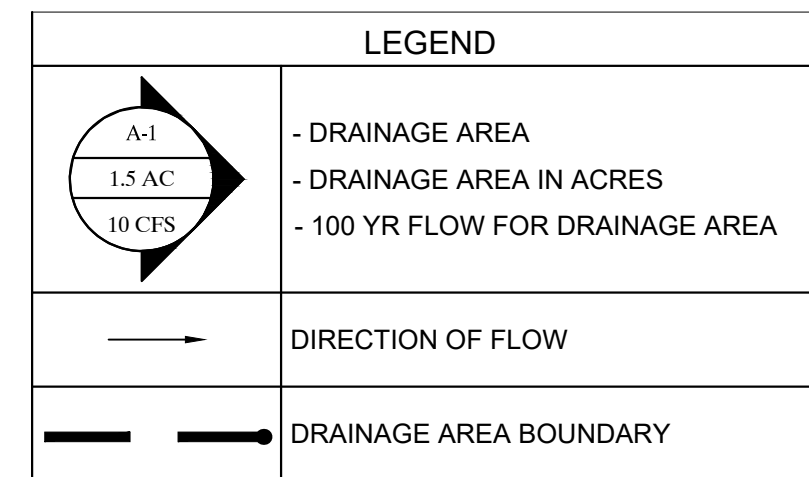
SHEET

C-7

File No: 2022-002  
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DRAINAGE AREA	AREA (AC)	TC (MIN)	C	I <sub>0</sub> (IN/HR)	Q <sub>0</sub> (CFS)	I <sub>10</sub> (IN/HR)	Q <sub>10</sub> (CFS)	I <sub>25</sub> (IN/HR)	Q <sub>25</sub> (CFS)	I <sub>100</sub> (IN/HR)	Q <sub>100</sub> (CFS)	COMMENTS
B-1	0.01	10	0.90	6.10	0.05	7.10	0.06	8.30	0.07	9.80	0.09	STORM LINE B TO CREEK
B-2	0.08	10	0.90	6.10	0.44	7.10	0.51	8.30	0.60	9.80	0.71	STORM LINE B TO CREEK
B-3	0.08	10	0.90	6.10	0.44	7.10	0.51	8.30	0.60	9.80	0.71	STORM LINE B TO CREEK
B-4	0.23	10	0.90	6.10	1.26	7.10	1.47	8.30	1.72	9.80	2.03	STORM LINE B TO CREEK
B-5	0.21	10	0.90	6.10	1.15	7.10	1.34	8.30	1.57	9.80	1.85	STORM LINE B TO CREEK
B-8	0.05	10	0.90	6.10	0.27	7.10	0.32	8.30	0.37	9.80	0.44	STORM LINE B TO CREEK
C-1	1.07	10	0.90	6.10	5.87	7.10	6.84	8.30	7.99	9.80	9.44	SHEET FLOW TO CREEK
C-2	1.27	10	0.35	6.10	2.71	7.10	3.16	8.30	3.69	9.80	4.36	SHEET FLOW TO CREEK
C-3	0.09	10	0.90	6.10	0.49	7.10	0.58	8.30	0.67	9.80	0.79	SHEET FLOW TO CREEK
C-4	1.09	10	0.90	6.10	5.98	7.10	6.97	8.30	8.14	9.80	9.61	SHEET FLOW TO CREEK
C-5	1.42	10	0.90	6.10	7.80	7.10	9.07	9.30	11.89	9.80	12.52	SHEET FLOW TO CREEK
C-6	0.25	10	0.90	6.10	1.37	7.10	1.60	10.30	2.32	9.80	2.21	SHEET FLOW TO CREEK
C-7	0.17	10	0.90	6.10	0.93	7.10	1.09	11.30	1.73	9.80	1.50	SHEET FLOW TO CREEK
R-A	0.23	10	0.90	6.10	1.26	7.10	1.47	8.30	1.72	9.80	2.03	STORM LINE A TO DETENTION POND
R-B	0.24	10	0.90	6.10	1.32	7.10	1.53	8.30	1.79	9.80	2.12	STORM LINE B TO CREEK
OS-1	0.19	10	0.90	6.10	1.04	7.10	1.21	8.30	1.42	9.80	1.68	OFFSITE TO C-3
<b>TOTAL DRAINAGE</b>	<b>6.68</b>				<b>32.41</b>				<b>46.29</b>		<b>52.07</b>	



ACCORDING TO MAP NO. 48397C0030L, DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF ROCKWALL COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "A" AND ZONE "X" WHICH IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

**TBM #1 - ELEV: 507.40**  
AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOTUH EAST PROPERTY CORNER ALONG QUAL RD.

**TBM #2 - ELEV: 489.60**  
AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6' WEST FROM THE SOTUWEST PROPERTY CORNER ALONG QUAL RD.

**TBM #3 - ELEV: 486.4**  
AND "X" CUT SET APPROXIMATELY 176.7' SOUTH AND 103.3' EAST FROM THE SOTUH EAST PROPERTY CORNER ALONG QUAIL RD.

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  
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TEXAS REGISTRATION #14199

**CLAY MOORE**

**ENGINEERING**

PHONE 817.281.0572  
WWW.CLAYMOOREENG.COM

1001 CENTRAL DR. SUITE #406  
BELFORD, TX 76021



**DUWEST ROCKWALL  
3000 N GOLIAD ST  
ROCKWALL, TX 75087**

# EX DRAINAGE AREA MAP

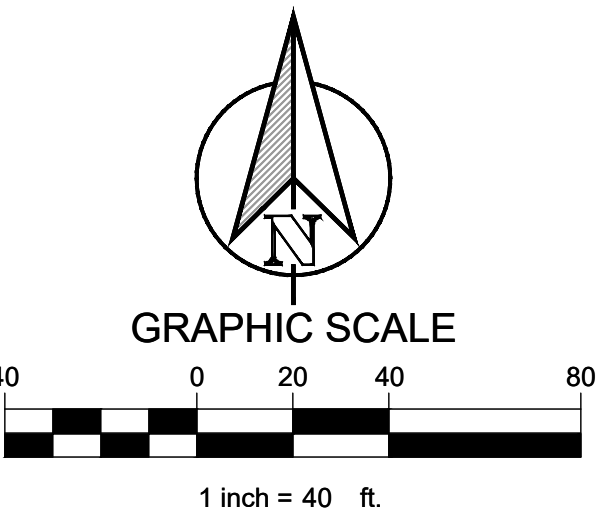
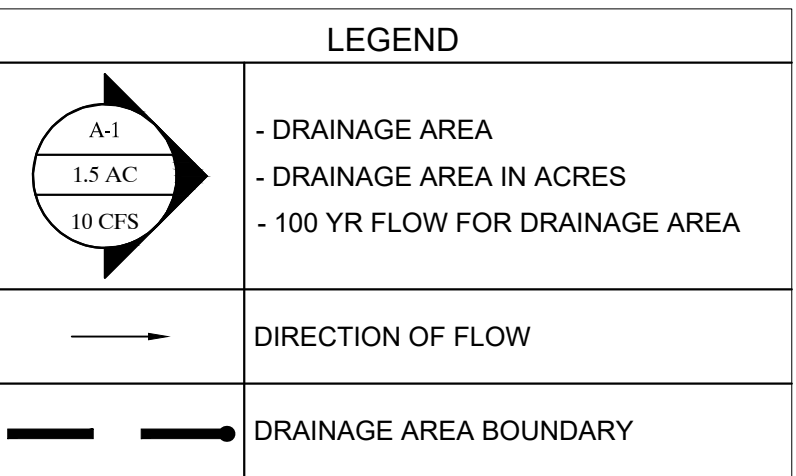
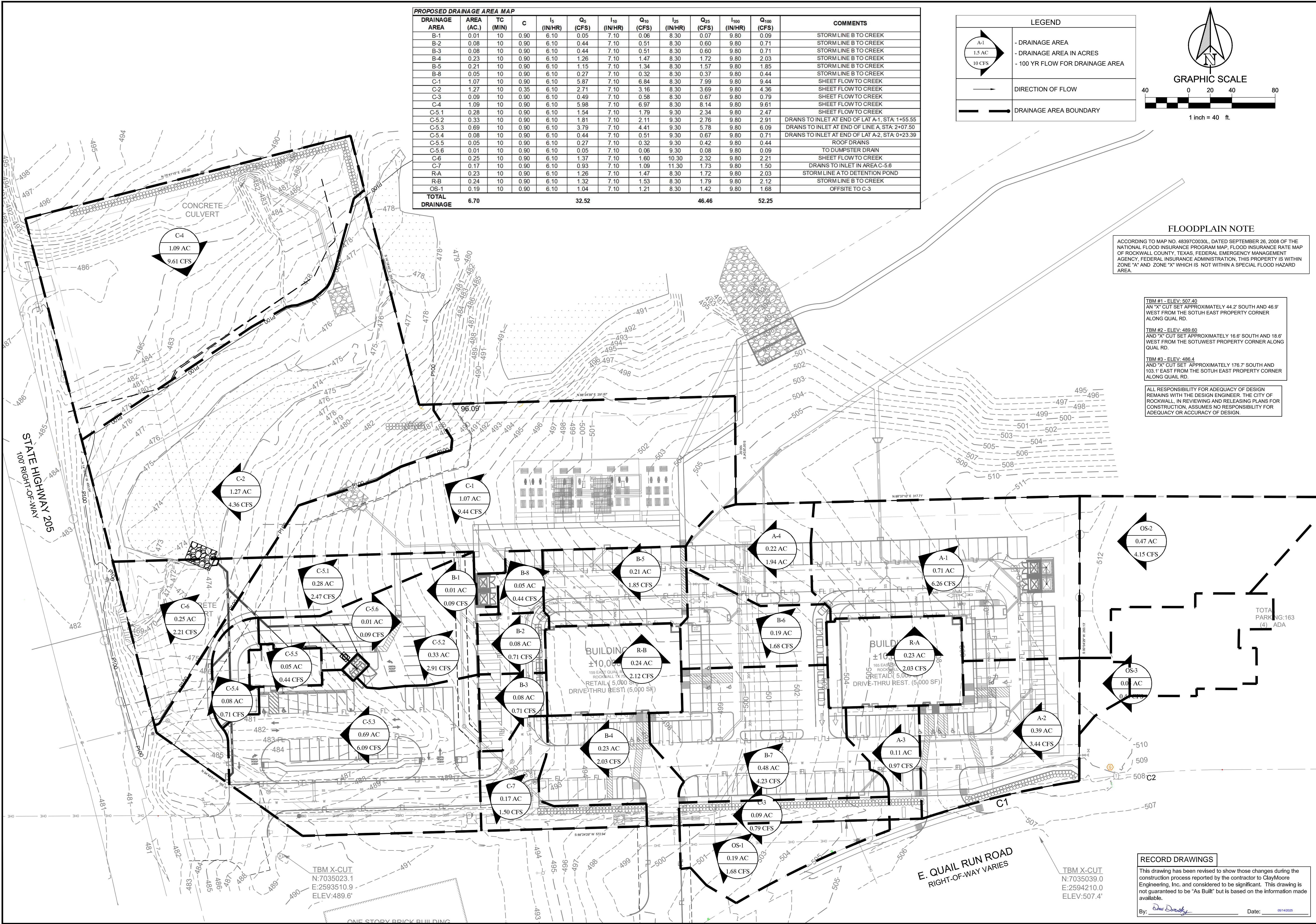
DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLO
DATE:	5/14/2025

SHEET  
C-8

File No. 2022-002  
CASE # SP2022-042



5/14/2025 DREW DONOSKY \\10.01.13\PUBLIC\PROJECTS\PROJECTS\2022-175 DUWEST ROCKWALL PH. 2\CADD\SHEETS\C-9 PROPOSED DRAINAGE AREA MAP.DWG



FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48397C0030L, DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF ROCKWALL COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "A" AND ZONE "X" WHICH IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

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TBM #2 - ELEV: 499.60  
AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6' WEST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAIL RD.

TBM #3 - ELEV: 496.4  
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TEXAS REGISTRATION #14199

**CLAYMOORE ENGINEERING**

1980 CENTRAL DR., SUITE 400  
ROCKWALL, TX 75087  
PHONE: 972.261.0072  
WWW.CLAYMOOREENR.COM

STATE OF TEXAS

DREW DONOSKY

125651

PROFESSIONAL ENGINEER

5/14/2025

**DUWEST ROCKWALL**

**3000 N GOLIAD ST**

**ROCKWALL, TX 75087**

**PROPOSED DRAINAGE AREA MAP**

DESIGN: LRR

DRAWN: LRR

CHECKED: CLC

DATE: 5/14/2025

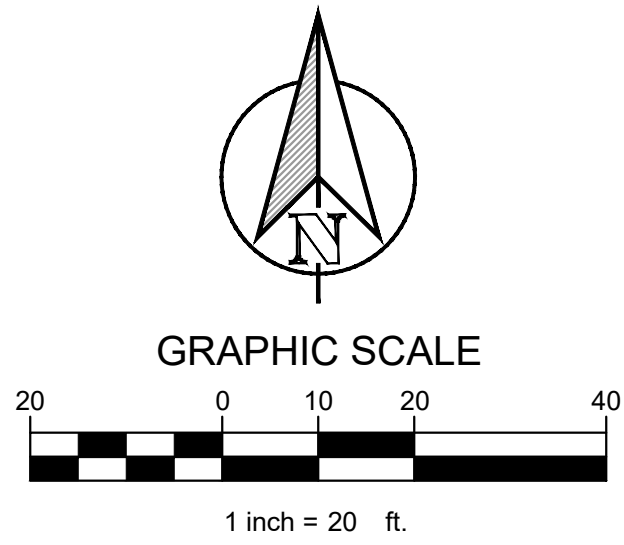
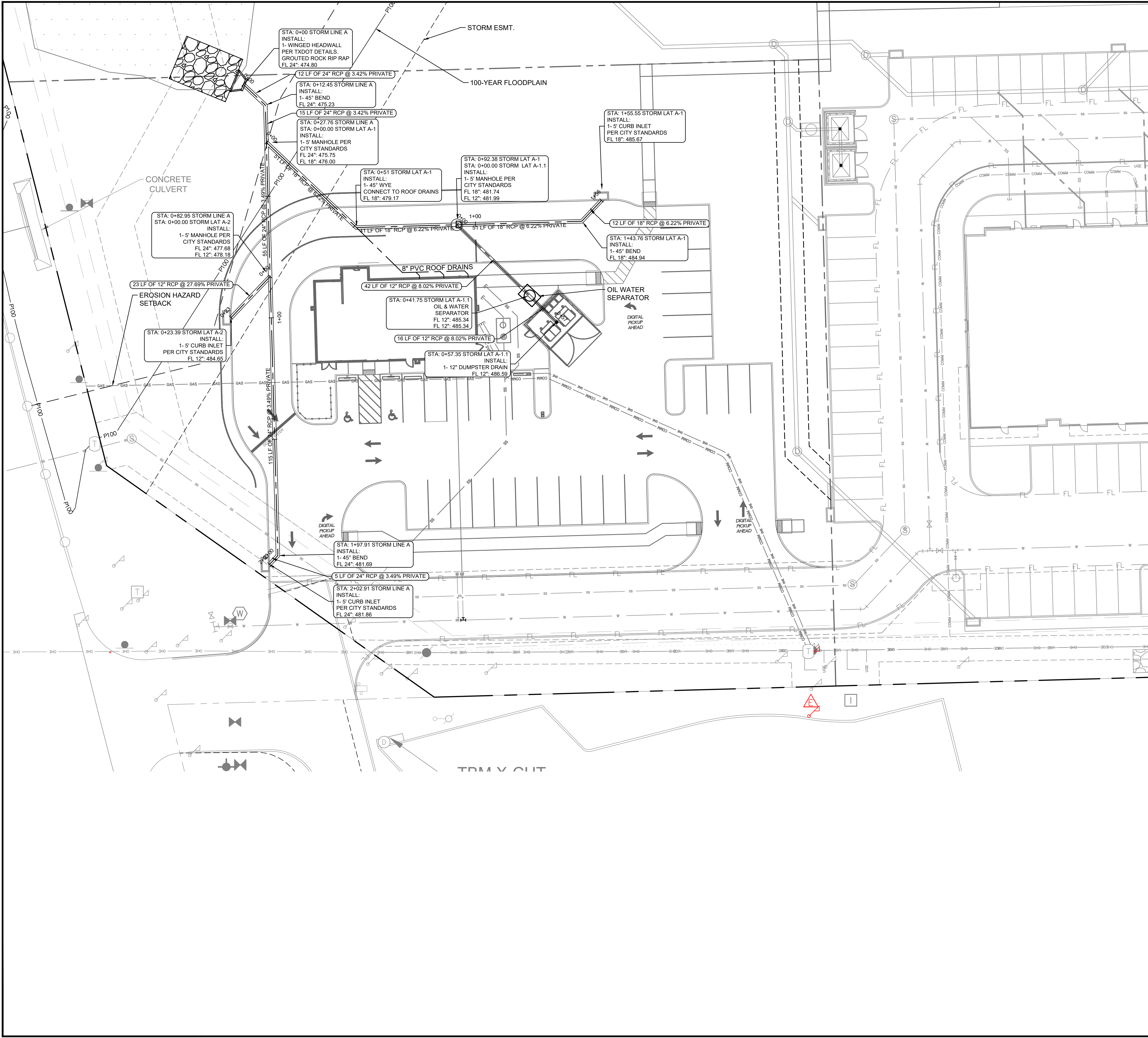
SHEET

**C-9**

File No. 2022-002

CASE # SP2022-042





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

TBM #1 - ELEV. 507.40  
AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9'  
WEST FROM THE SOTUH EAST PROPERTY CORNER  
ALONG QUAL RD.

TBM #2 - ELEV. 489.60  
AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6'  
WEST FROM THE SOTUHWEST PROPERTY CORNER ALONG  
QUAL RD.

TBM #3 - ELEV. 486.4  
AND "X" CUT SET APPROXIMATELY 176.7' SOUTH AND  
103.1' EAST FROM THE SOTUH EAST PROPERTY CORNER  
ALONG QUAL RD.

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RECORD DRAWINGS

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By: *Drew Donosky* Date: 05/14/2025

TEXAS REGISTRATION #14199  
**CLAYMOORE**  
**ENGINEERING**  
PHONE 972.261.0072  
1983 CENTRAL EXP. SUITE #400  
ROCKWALL, TX 75087  
WWW.CLAYMOOREENR.COM

**DUWEST ROCKWALL**  
**3000 N GOLIAD ST**  
**ROCKWALL, TX 75087**

NO.	DATE	REVISION	BY

**STORM DRAIN PLAN**  
**C-10**

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 5/14/2025  
SHEET  
C-10  
File No. 2022-002  
CASE # SP2022-042



[illegible]

Diagram illustrating a cross-section of a stormwater ditch or culvert structure.

- Structure:** A trapezoidal ditch/culvert with a top width of 16 LF and a bottom width of 12 LF. The side slopes are indicated by dashed lines.
- Elevations:**
  - Top Right Elevation: 495
  - Right Side Elevation: 490, 485, 480, 475, 470, 465
  - Bottom Left Elevation: 490.3
  - Left Side Elevation: 475, 470, 465
- Labels and Dimensions:**
  - EX. GRADE:** Existing ground surface line.
  - PROP. GRADE:** Proposed structure grade line.
  - HGL:** Hydraulic Grade Line.
  - Pipe Section:** 16 LF OF 12" RCP @ 8.00%
  - Slope:** 8.00% (indicated by a triangle with 8.00% label).
  - Ditch Length:** 16 LF OF 12" RCP @ 8.00%
- Flow Data (Partial Flow):**
  - Left Separator:**
    - $Q_{10} = 0.09 \text{ CFS}$
    - $Q_{CAP} = 10.09 \text{ CFS}$
    - $D_p = 0.06 \text{ FT}$
    - $V_p = 3.71 \text{ FPS}$
  - Right Separator:**
    - $Q_{10} = 0.09 \text{ CFS}$
    - $Q_{CAP} = 10.09 \text{ CFS}$
    - $D_p = 0.06 \text{ FT}$
    - $V_p = 3.71 \text{ FPS}$
- Stationing and Installation Details:**
  - Left End:** STA. 0+00.38 STORM LAT A-1.1  
INSTALL 1-12" DUMPSTER PER CITY STANDARDS  
FL. 12" = 487.74  
FL. 12" = 488.54  
FL. 12" = 489.34
  - Middle:** STA. 0+10.76 STORM LAT A-1.1  
INSTALL 1-12" DUMPSTER PER CITY STANDARDS  
FL. 12" = 488.54  
FL. 12" = 489.34
  - Right End:** STA. 0+17.35 STORM LAT A-1.1  
INSTALL 1-12" DUMPSTER PER CITY STANDARDS  
FL. 12" = 488.59

LINE	STA.		INCREMENTAL AREA	CUMULATIVE AREA	RUNOFF COEFFICIENT	INCREMENTAL CA	CUMULATIVE CA	INLET TIME	FLOW TIME IN PIPE	TIME OF CONCENTRATION	INTENSITY	100 YR STORM DRAIN CALCULATIONS																	K <sub>f</sub>	H <sub>f</sub> (MN & I)	HGL INVERT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
												DIST	TOTAL FLOW	DIA.	SPAN	RISE	NUMBER	A	R	ROUGH- NESS n	PIPE SLOPE S <sub>0</sub>	PIPE CAPACITY	V <sub>design</sub> Q <sub>design</sub> /A	V <sub>full</sub> FPS	Q/Q <sub>full</sub>	V/V <sub>full</sub>	d/D	Flow Depth FT			V <sub>partial</sub> FPS	FRICTION SLOPE S <sub>f</sub> FT/FT	H <sub>v</sub> V <sub>design</sub> <sup>2</sup> /2g	I <sub>INCOMING</sub> PIPE FT	I <sub>OUTGOING</sub> PIPE FT	I <sub>INCOMING</sub> PIPE FT	I <sub>OUTGOING</sub> PIPE FT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
													Q <sub>100</sub>					Sq FT	%	CFS	ft/s	ft/s																ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s	ft/s

<b>RECORD DRAWINGS</b>	<p>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.</p> <p>By: <u><i>Steve Donahue</i></u> Date: <u>06/14/2025</u></p>
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TEXAS REGISTRATION #14199

**CLAYMOORE**

**ENGINEERING**

PHONE 817.281.0572  
WWW.CLAYMOOREENG.COM

1001 CENTRAL DR. SUITE #406  
BELFORD, TX 76021

STATE OF TEXAS  
DREW DONOSKY  
125651  
LICENSED  
PROFESSIONAL ENGINEER

5/14/2025

**DUWEST ROCKWALL  
3000 N GOLIAD ST  
ROCKWALL, TX 75087**

# STORM DRAIN PROFILE

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	5/14/2025

SHEET  
C-11

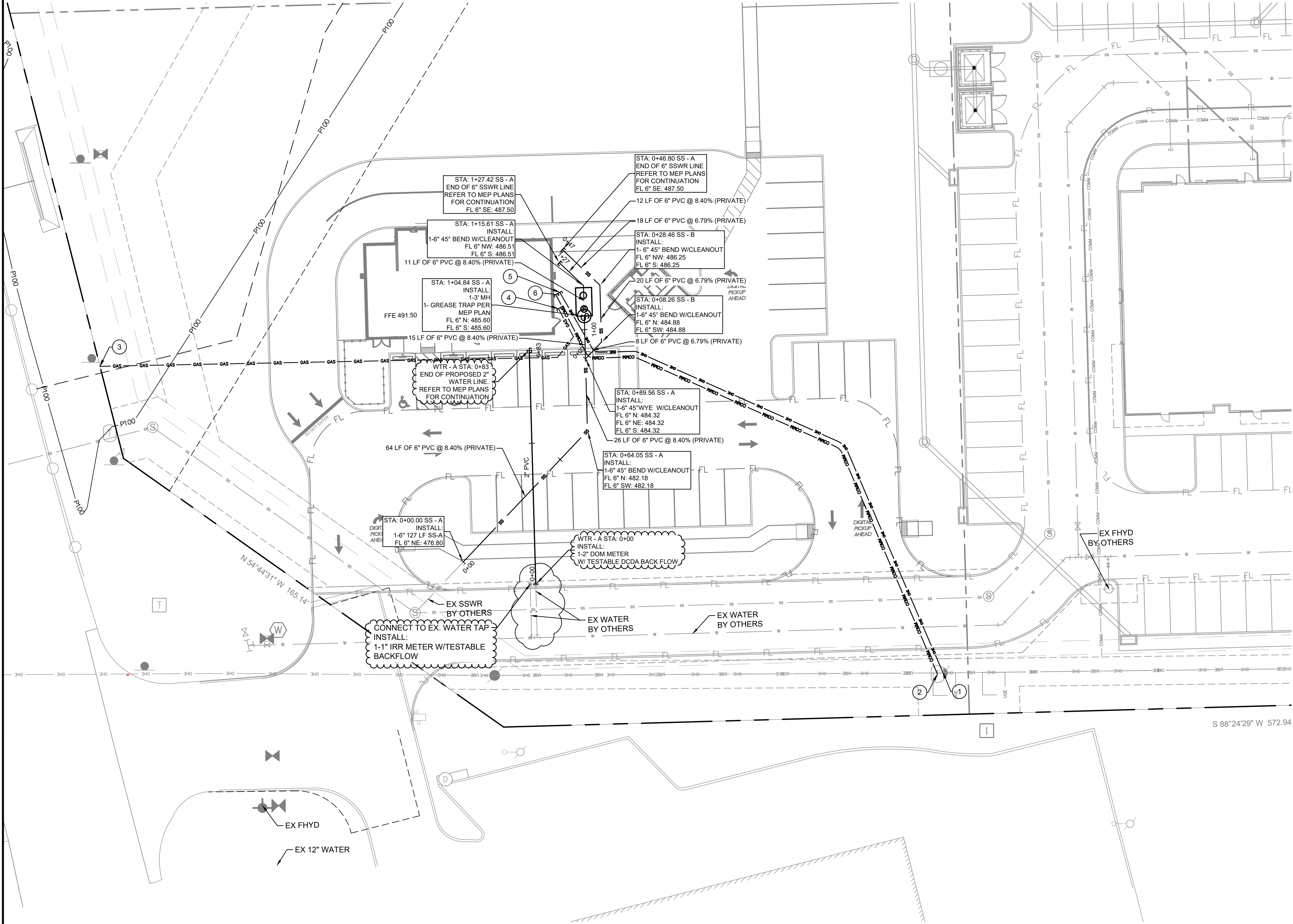
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File No. 2022-002  
CASE # SP2022-042

\\10.0.1.13\PUBLIC\PROJECTS\PROJECTS\2022-175 DUWEST ROCKWALL PH. 2\CADD\SHEETS\C-11 STORM DRAIN PROFILE.DWG

5/14/2025



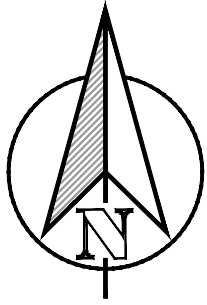


#### RECORD DRAWINGS

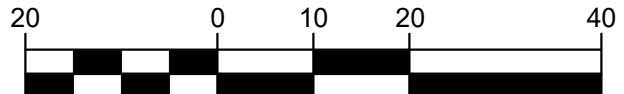
This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.

By: *Drew Donosky*

Date: 05/14/2025



GRAPHIC SCALE



1 inch = 20 ft.

#### LEGEND

	EXISTING FIRE HYDRANT ASSEMBLY
	PROPOSED FIRE HYDRANT ASSEMBLY
	EXISTING WATER MAIN
	PROPOSED WATER LINE AND GATE VALVE
	EXISTING SANITARY SEWER AND MANHOLE
	PROPOSED SANITARY SEWER LINE

**UTILITY LOCATION NOTE:**  
THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND BASED ON EXISTING PLANS AND DATA FURNISHED BY UTILITY COMPANIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES THAT MAY CONFLICT WITH CONSTRUCTION. CALL 1-800-344-8377 TWO WORKING DAYS PRIOR TO CONSTRUCTION FOR ON-SITE LOCATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE, AT NO ADDITIONAL COST.

#### NOTES:

- CONTRACTOR SHALL COORDINATE WITH FRANCHISE UTILITY COMPANIES AND IRRIGATION PLANS TO DETERMINE QUANTITY, SIZE, AND LOCATION FOR ALL CONDUIT AND SLEEVING REQUIRED TO SERVE BUILDING AND SITE. ALL CONDUIT AND SLEEVES SHALL BE INSTALLED PRIOR TO SUBGRADE PREPARATION AND PAVING.

#### FRANCHISE UTILITY NOTES:

- THE GAS, ELECTRIC AND TELEPHONE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE LATEST INFORMATION AVAILABLE FROM THE RESPECTIVE FRANCHISE UTILITY COMPANIES. IT IS INTENDED FOR PURPOSES OF GENERAL BIDDING AND BASIC CLARITY. SPECIFIC JOB SITE CONDITIONS SHALL BE FIELD VERIFIED PER NOTES 2 THROUGH 4 BELOW. THE FRANCHISE UTILITY CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR SAID FIELD CONDITIONS AND ASSOCIATED REVISIONS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES INVOLVED.
- THE FRANCHISE UTILITY CONTRACTOR SHALL CONTACT THE RESPECTIVE FRANCHISE UTILITY COMPANIES, VERIFY ALL REQUIREMENTS AND EQUIPMENT, AND FURNISH AND INSTALL, INCLUDING BUT NOT LIMITED TO, ALL METERS, TRANSFORMERS, CONDUIT, CONCRETE PADS, TRENCHING, AND BACKFILL NECESSARY FOR PROPER INSTALLATION. FRANCHISE UTILITY CONTRACTOR SHALL ALSO PAY ALL FEES AND CHARGES INCURRED AND COORDINATE WITH OTHER FRANCHISE UTILITY COMPANIES.
- THE FRANCHISE UTILITY CONTRACTOR SHALL FIELD VERIFY, IN THE PRESENCE OF THE RESPECTIVE UTILITY COMPANY REPRESENTATIVES, THE LOCATION OF ALL EXISTING AND PROPOSED UTILITY SERVICES AND EQUIPMENT. THE FRANCHISE UTILITY CONTRACTOR SHALL INCLUDE IN HIS BID SUFFICIENT FUNDS TO COVER ALL COSTS REQUIRED BY UTILITY COMPANIES TO PROVIDE NEW SERVICES AND/OR UPGRADE EXISTING SERVICES. NO ALLOWANCES WILL BE MADE FOR FRANCHISE UTILITY CONTRACTOR'S UNFAMILIARITY WITH THE EXISTING CONDITION, REQUIREMENTS OF THE NEW CONDITIONS, AND/OR FAILURE TO COORDINATE INSTALLATION.
- CONTRACTOR SHALL VERIFY THAT METER AND TRANSFORMER LOCATIONS SHOWN MEET DESIGN CRITERIA BY FRANCHISE UTILITY COMPANIES FOR, BUT NOT LIMITED TO, THE OFFSET DISTANCE FROM FACE OF BUILDING.

#### CONSTRUCTION SCHEDULE

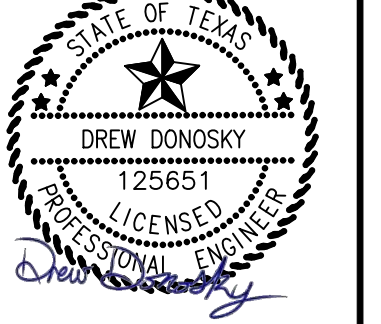
①	CONNECT TO EXISTING ELECTRICAL SERVICE CONTRACTOR SHALL COORDINATE WITH SERVICE PROVIDER
②	CONNECT TO EXISTING COMM SERVICE CONTRACTOR SHALL COORDINATE WITH SERVICE PROVIDER
③	CONNECT TO EXISTING GAS LINE COORDINATE WITH SERVICE PROVIDER
④	END GAS SERVICE SEE MEP PLANS FOR CONTINUATION.
⑤	END ELECTRICAL SERVICE SEE MEP PLANS FOR CONTINUATION.
⑥	END COMM SERVICE SEE MEP PLANS FOR CONTINUATION.

TBM #1 - ELEV: 507.40  
AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOUTHEAST PROPERTY CORNER ALONG QUAIL RD.

TBM #2 - ELEV: 489.60  
AND "X" CUT SET APPROXIMATELY 18.6' SOUTH AND 18.6' WEST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAIL RD.

TBM #3 - ELEV: 486.4  
AND "X" CUT SET APPROXIMATELY 176.7' SOUTH AND 103.1' EAST FROM THE SOUTHEAST PROPERTY CORNER ALONG QUAIL RD.

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



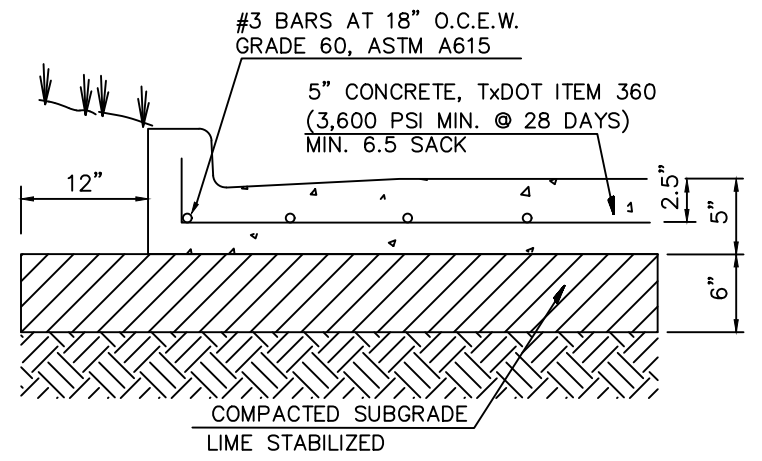
**DUWEST ROCKWALL**  
**3000 N GOLIAD ST**  
**ROCKWALL, TX 75087**

**UTILITY PLAN**

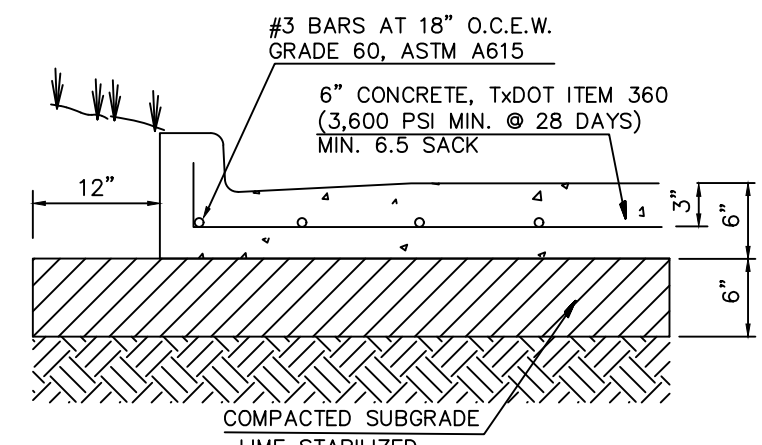
DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 5/14/2025

SHEET  
**C-12**

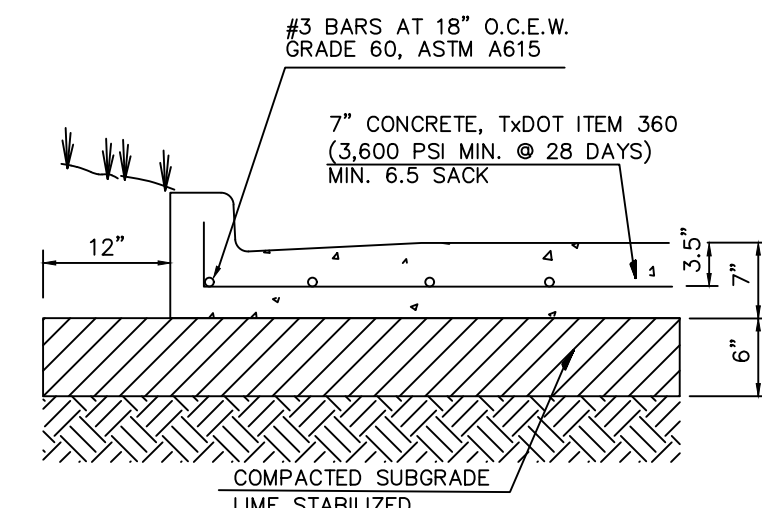




STANDARD DUTY  
CONCRETE PAVING



HEAVY DUTY  
CONCRETE PAVING

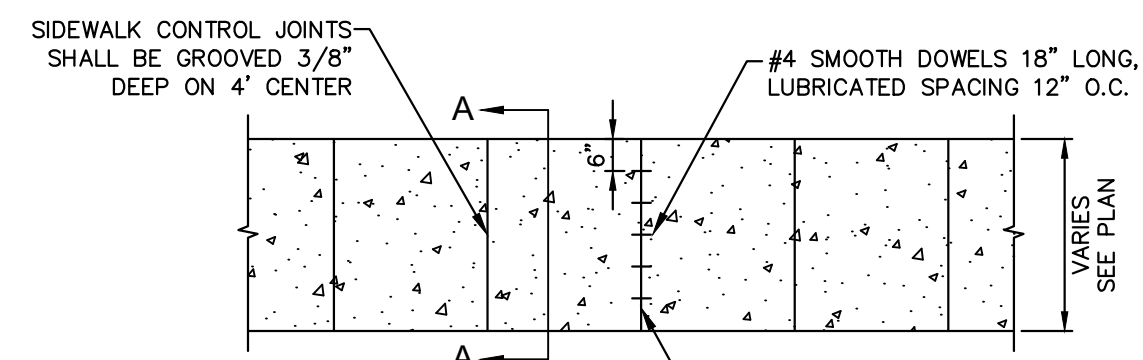


DUMPSTER AREA  
CONCRETE PAVING

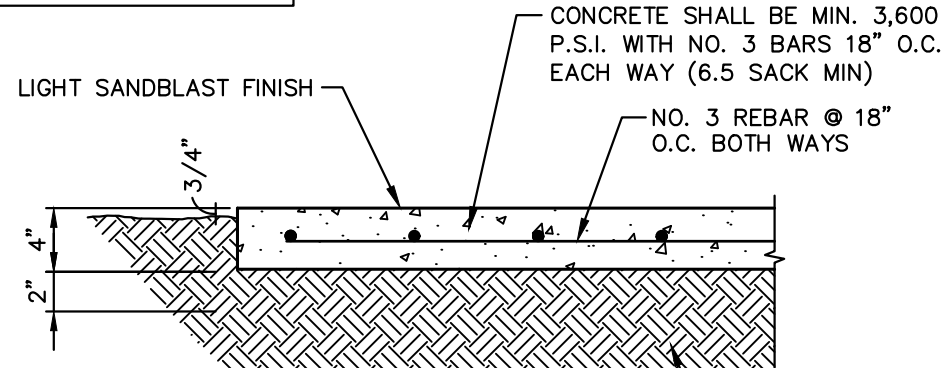
GENERAL PAVING NOTES

- SUBGRADE SHALL BE LIME STABILIZED WITH AN 8% HYDRATED LIME BY DRY WEIGHT OF CLAY. REFER TO GEOTECHNICAL REPORT FOR ALL SUBGRADE SPECIFICATIONS AND REQUIREMENTS.  
1.A IN LIEU OF LIME STABILIZATION, THE PORTLAND CEMENT CONCRETE THICKNESS SHOULD BE INCREASED BY ONE INCH.  
1.B GRANULAR BASE (OR FLEXBASE) MATERIALS MAY BE SUBSTITUTED WITH THE LIME STABILIZATION AT AN EQUIVALENT THICKNESS.
- FOR PREPARATION OF PAVEMENT SUBGRADE, FILL PLACED BELOW FINISHED SUBGRADE ELEVATION IN FILL AREAS IN ALL AREAS TO BE PAVED SHALL BE COMPACTED TO 95% PERCENT OF ASTM D698 (STANDARD PROCTOR) MAXIMUM DENSITY AT A MOISTURE CONTENT OF 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.
- NO SAND UNDER PAVING.

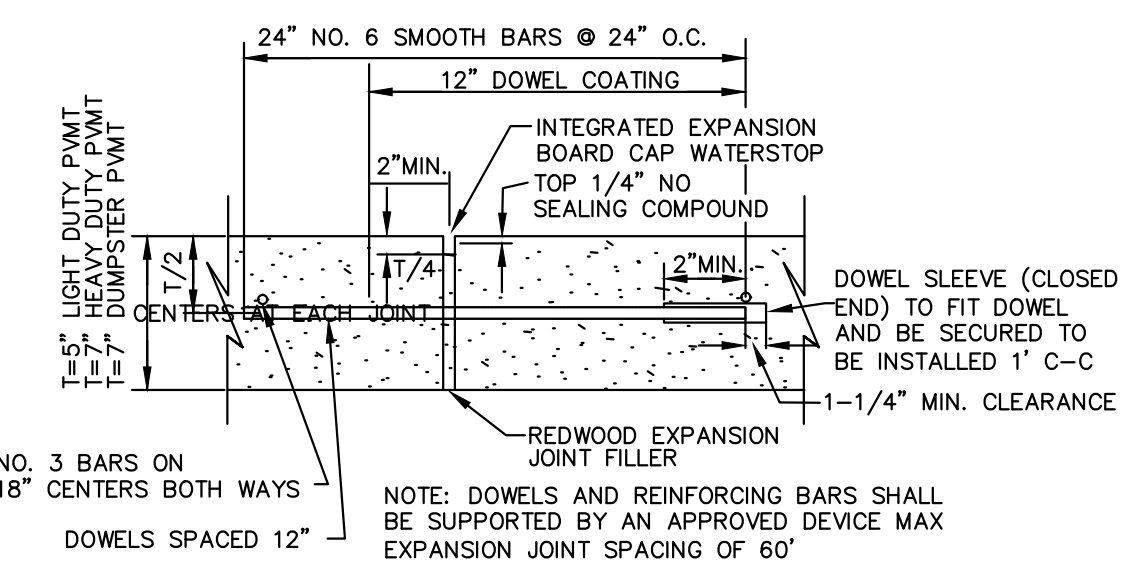
PAVING DETAILS  
SCALE: NONE



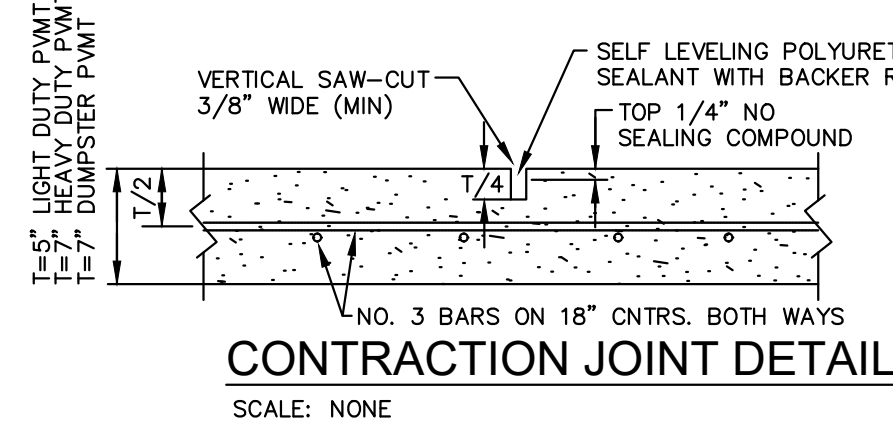
NOTE:  
REFER TO GEOTECH REPORT FOR FURTHER INFORMATION.



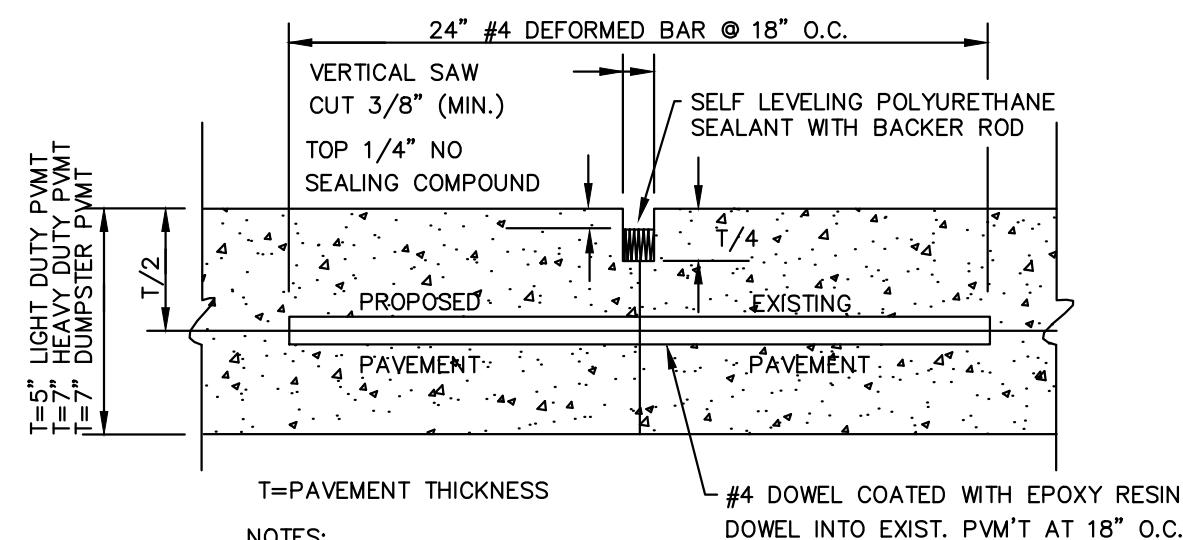
PRIVATE CONCRETE SIDEWALK DETAIL  
N.T.S.



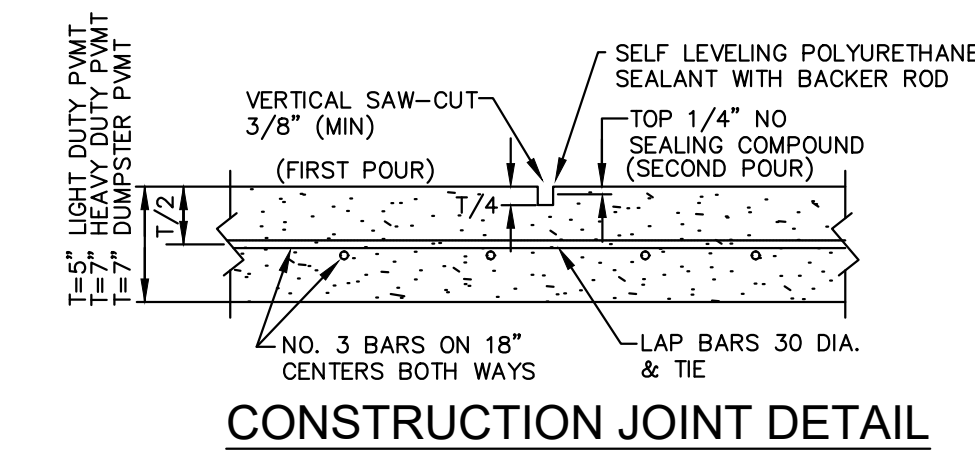
TRANSVERSE EXPANSION/  
ISOLATION JOINT DETAIL



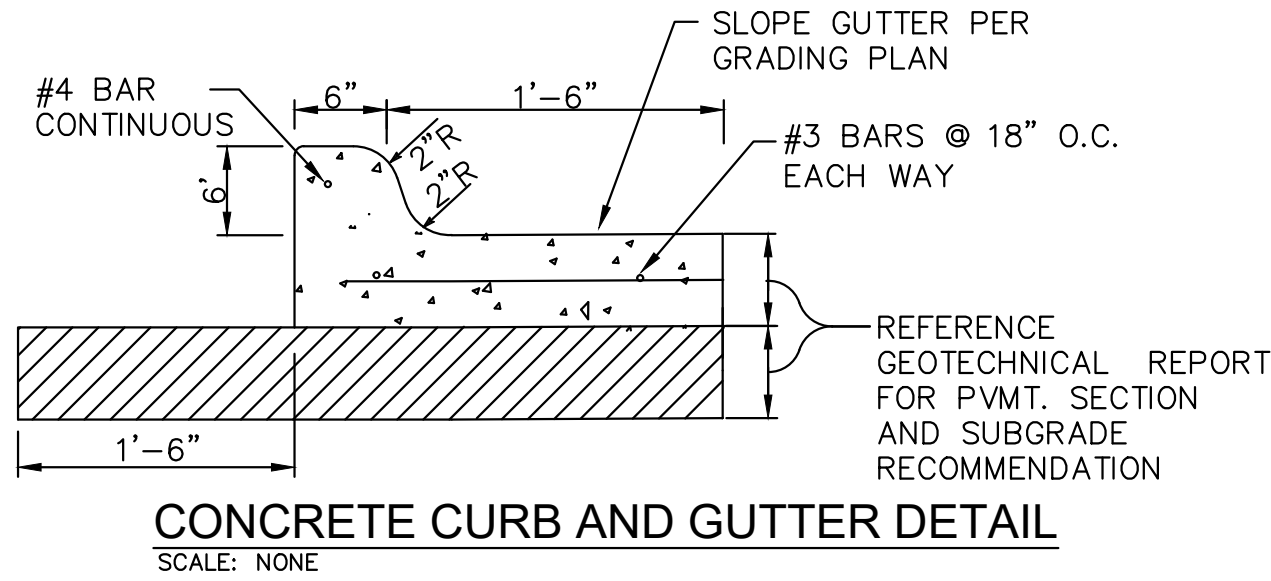
CONTRACTION JOINT DETAIL  
SCALE: NONE



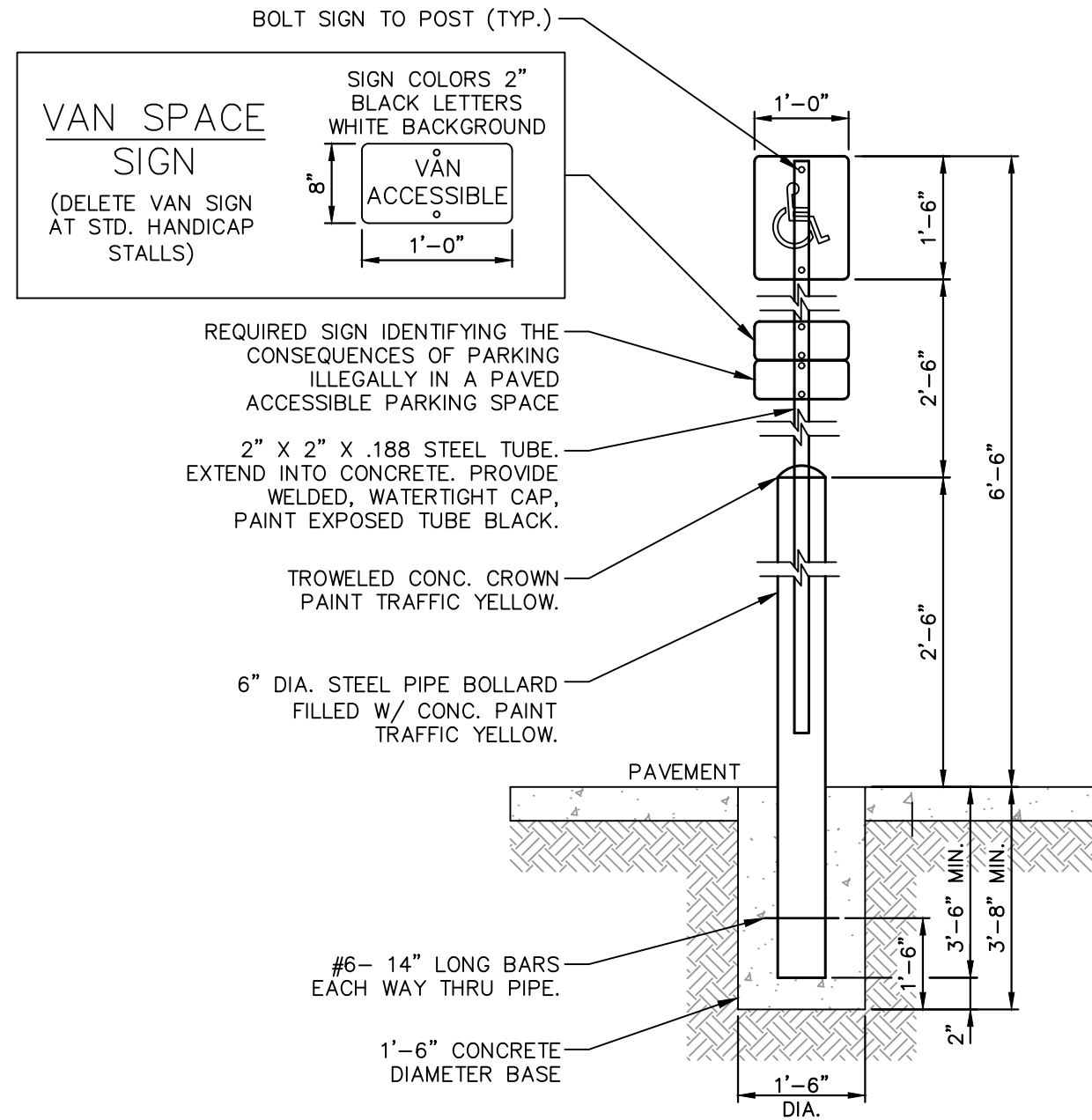
LONGITUDINAL BUTT JOINT DETAIL  
SCALE: NONE



CONSTRUCTION JOINT DETAIL  
SCALE: NONE

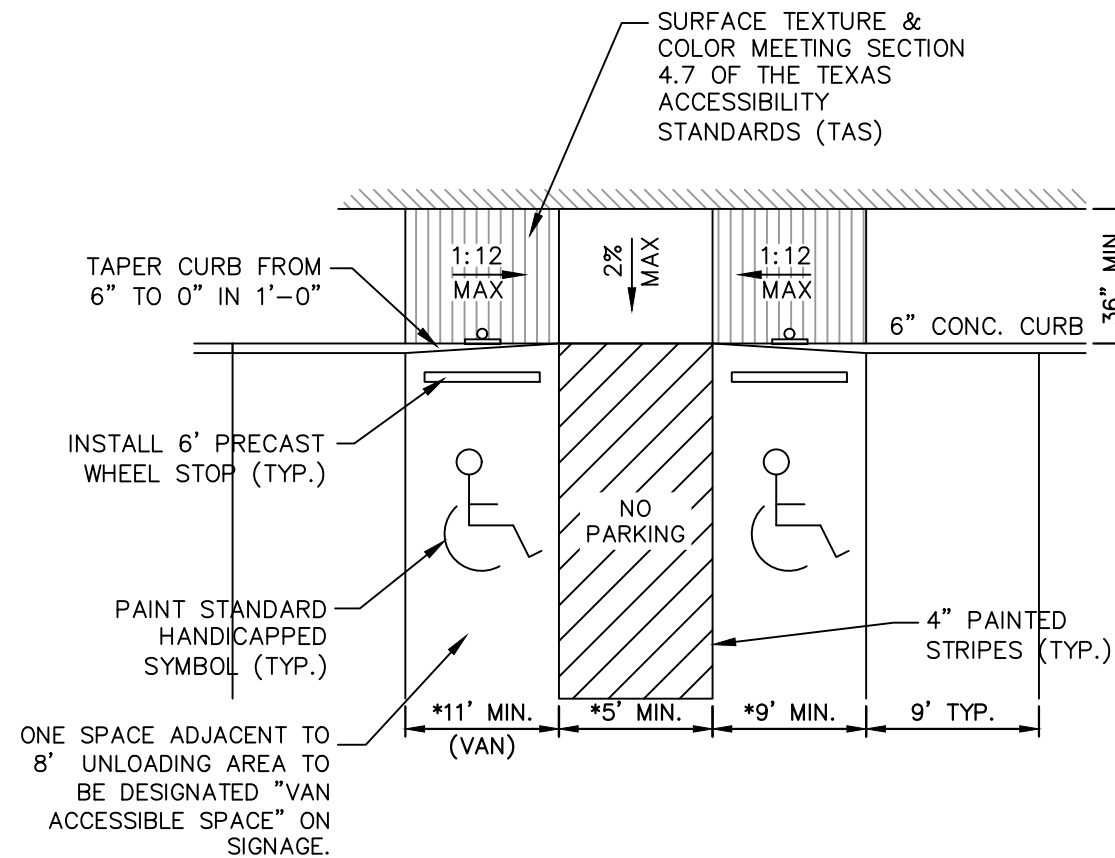


CONCRETE CURB AND GUTTER DETAIL  
SCALE: NONE



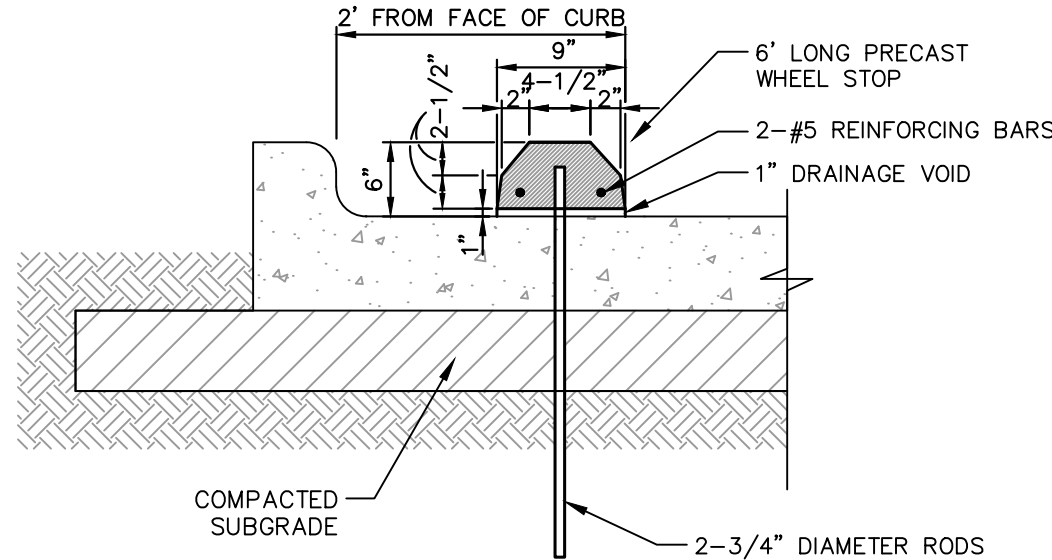
- NOTES:
- SIGN COLORS  
1.1. BACKGROUND: WHITE  
1.2. SYMBOL: BLUE
  - PROVIDE SIGNAGE AT END OF STALL AT LOCATIONS W/ ACCESSIBLE DESIGNATION TO ACT AS BUMPER STOP.
  - 1'-0"x1'-6"x .080" ALUM. HANDICAPPED PARKING SIGN. SIGN TO READ "RESERVED PARKING" W/ IDENTIFICATION SYMBOL, BOLT TO STEEL TUBE W/ 3/8" CADMIUM PLATED BOLTS, NUTS & WASHERS.
  - HANDICAP SIGNAGE TO BE IN ACCORDANCE WITH TEXAS DEPARTMENT OF LICENSING AND REGULATION TEXAS ACCESSIBILITY STANDARDS (TAS) PER 4.6.4

"HANDICAPPED PARKING" SIGN POST DETAIL  
N.T.S.



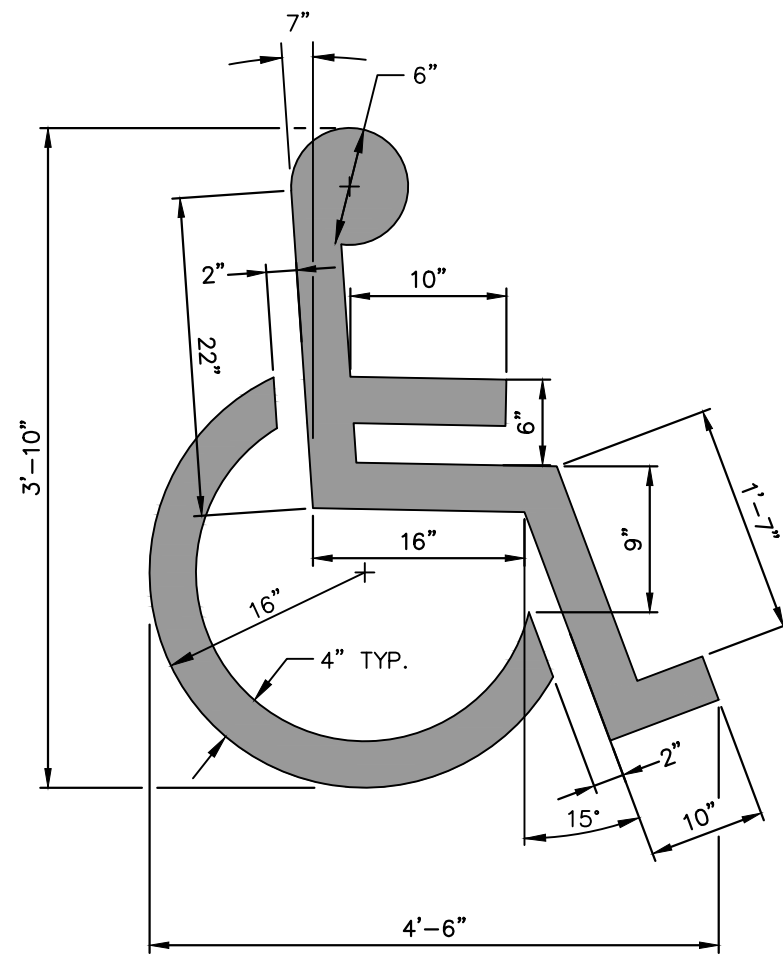
- NOTES:
- \* DIMENSIONS MAY VARY REFER TO DIMENSIONAL CONTROL PLAN
  - SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL STATE AND LOCAL REGULATIONS.
  - MAXIMUM SLOPE FOR HANDICAPPED ACCESSIBLE PATHS ARE 5% WITH A MAXIMUM CROSS FALL SLOPE OF 2%. THE FIRST FIVE FEET FROM THE DOOR IS NOT TO EXCEED 2% IN ANY DIRECTION.
  - HANDICAPPED SIGNS, INSTALL 2' FROM BACK OF CURB (TYP. EACH SPACE). SIGNAGE TO BE IN ACCORDANCE WITH TEXAS DEPARTMENT OF LICENSING AND REGULATION TEXAS ACCESSIBILITY STANDARDS (TAS) PER 4.6.4
  - THE WORDS "NO PARKING" ARE REQUIRED TO BE PAINTED ON ANY ACCESSIBLE AISLES ADJACENT TO THE PARKING SPACE. MINIMUM LETTER HEIGHT OF 12" AND MINIMUM STROKE WIDTH IS 2". CENTERED IN AISLES.

HANDICAPPED PARKING DETAIL  
N.T.S.



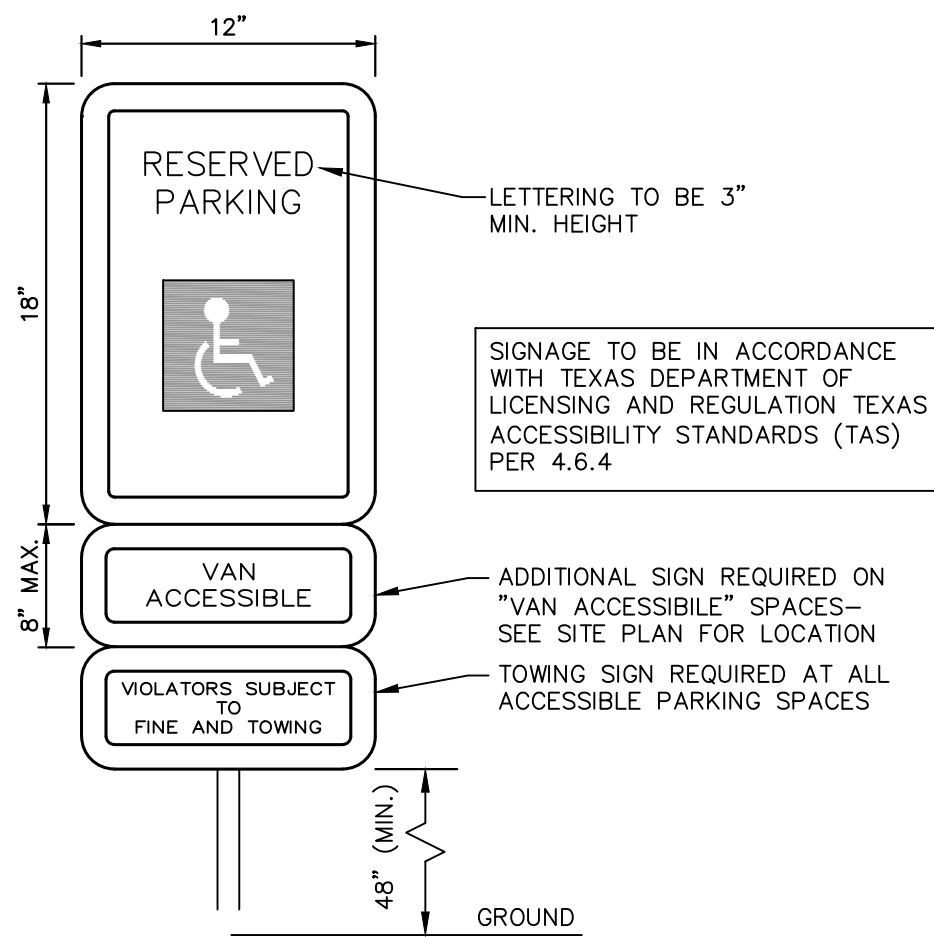
NOTE:  
UNLESS OTHERWISE SHOWN, ALL SITE DIMENSIONS ARE TO FACE OF CURB WHERE PRECAST CONC. WHEEL STOP IS SPECIFIED.

PRECAST CONCRETE WHEEL STOP DETAIL  
N.T.S.



NOTE:  
1. ALL TRAFFIC MARKINGS TO BE THERMOPLASTIC AS PER DIMENSIONS SHOWN.

HANDICAPPED PARKING SYMBOL DETAIL  
N.T.S.



- NOTES:
- A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE PARKING SPACE MUST AT A MINIMUM:  
1.1. STATE "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF AT LEAST 1 INCH;  
1.2. BE MOUNTED ON A POLE, POST, WALL OR FREESTANDING BOARD;  
1.3. BE NO MORE THAN EIGHT (8) INCHES BELOW A SIGN REQUIRED BY TEXAS ACCESSIBILITY STANDARDS, 506.6;  
1.4. AND BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 48 INCHES AND NO HIGHER THAN 80 INCHES ABOVE GROUND LEVEL.

RECORD DRAWINGS

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: 06/14/2025

TEXAS REGISTRATION #14199  
**CLAYMOORE ENGINEERING**  
PHONE 817.281.0072  
1903 CENTRAL DR. SUITE #400  
ROCKWALL, TX 75087  
WWW.CLAYMOOREENR.COM

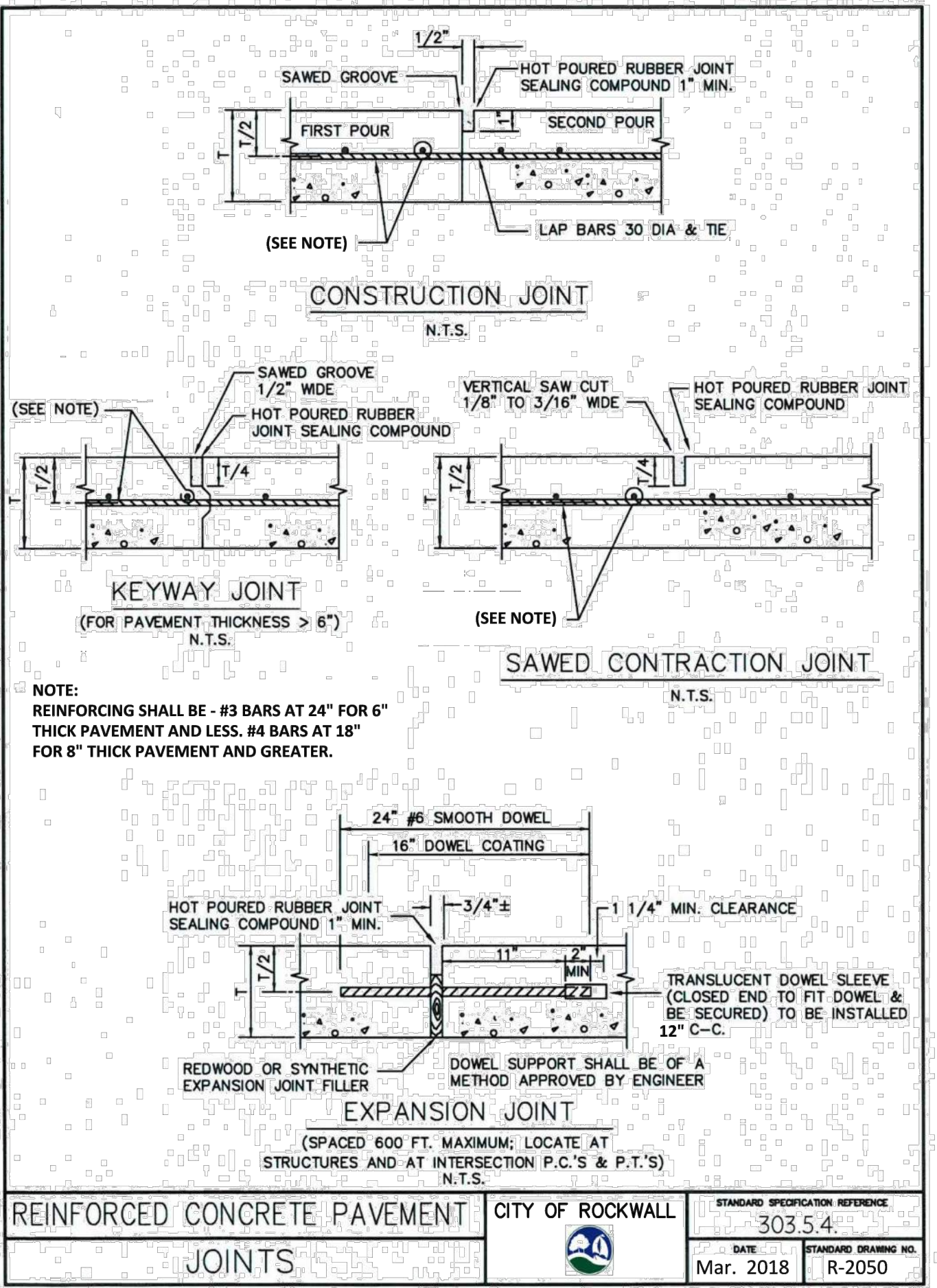
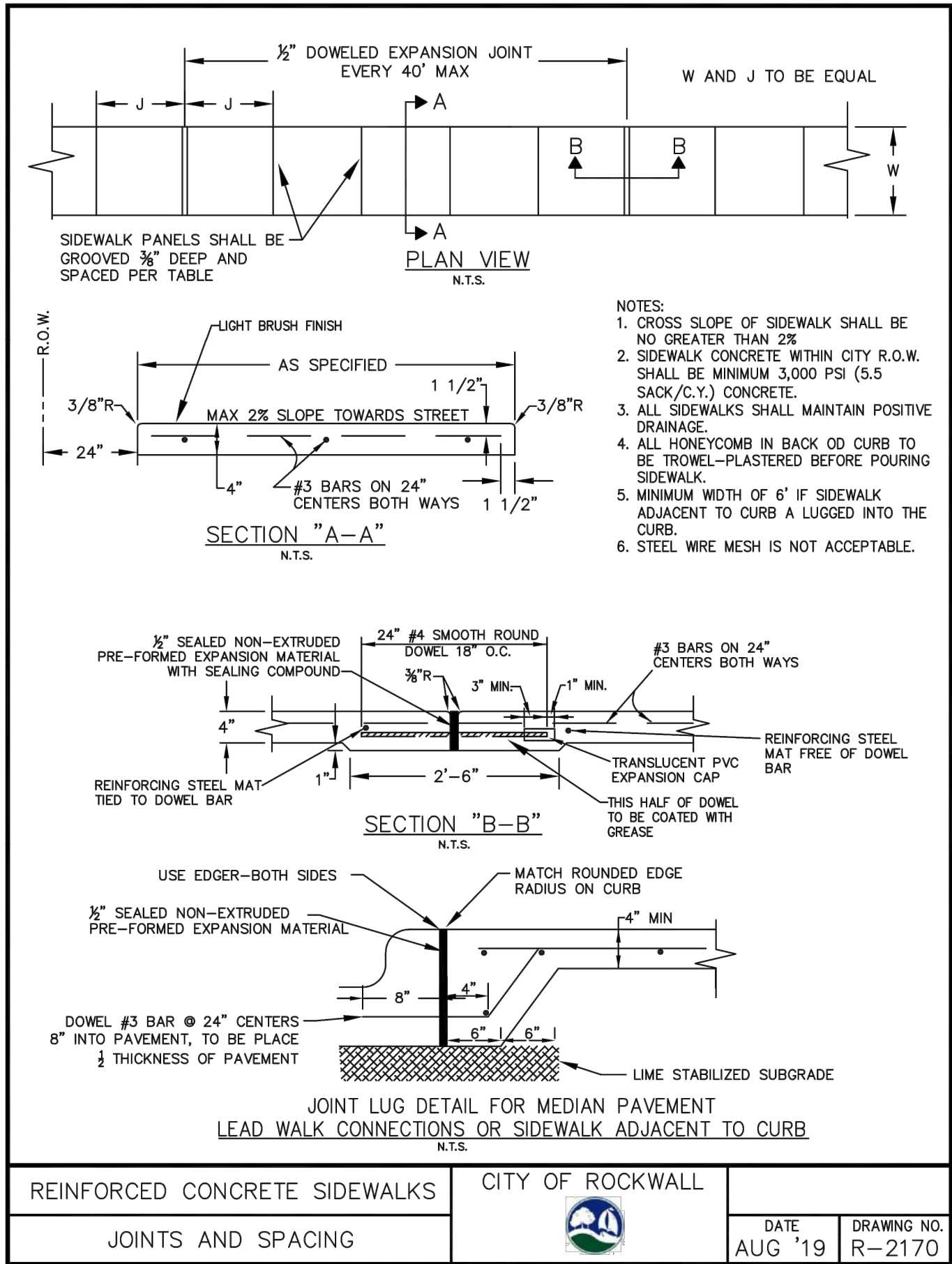
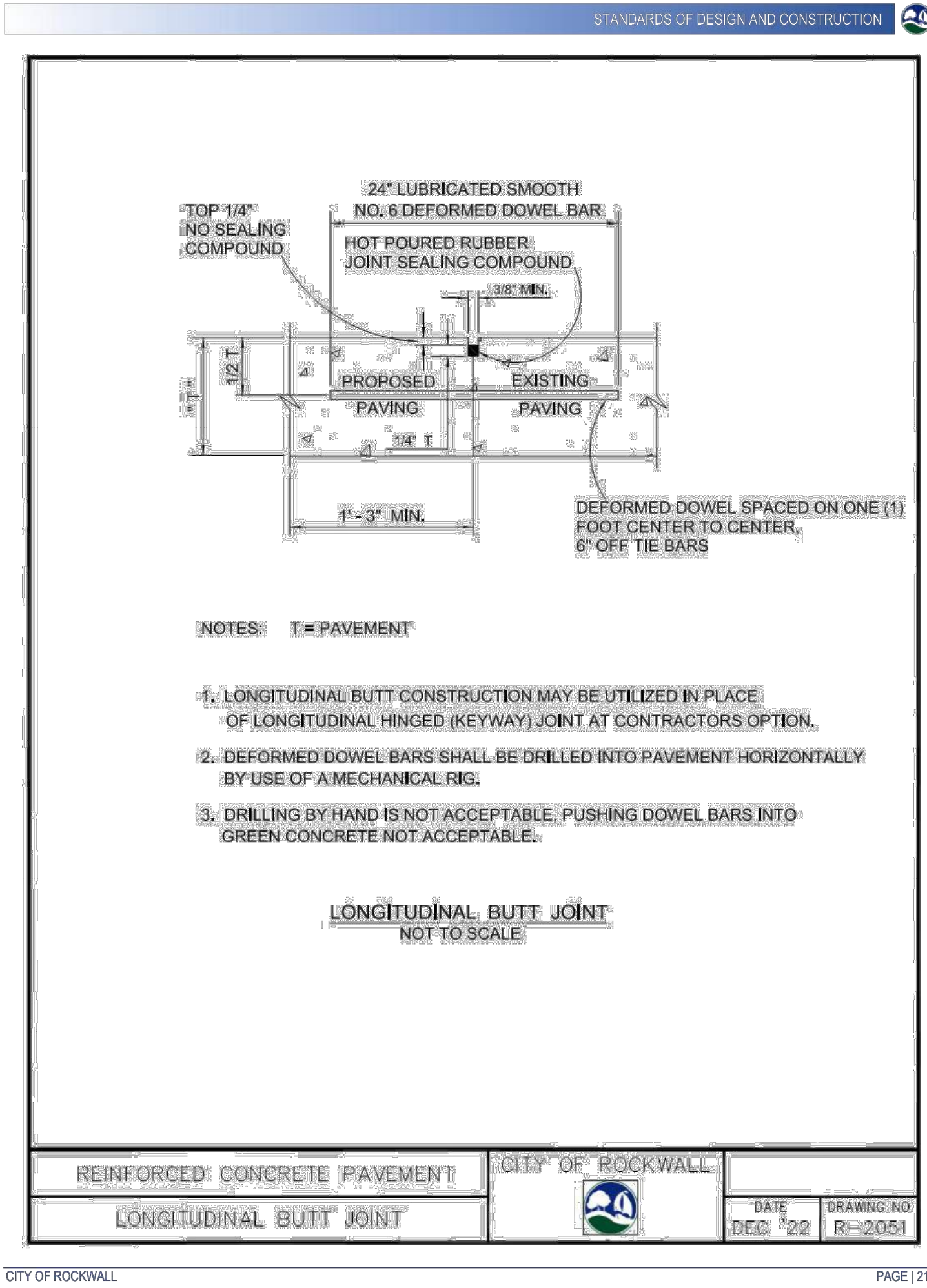
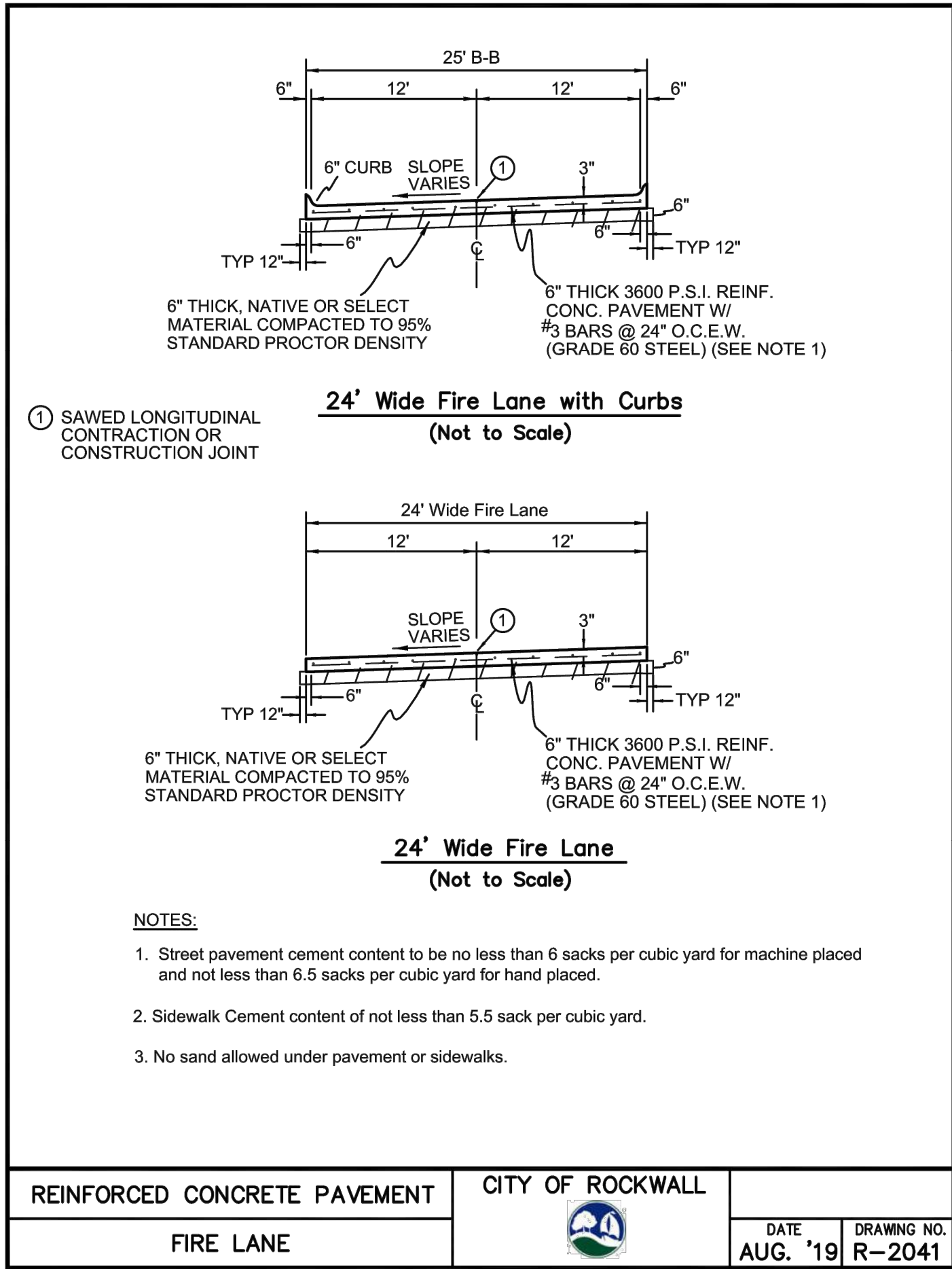
STATE OF TEXAS  
DREW DONOSKY  
125651  
LICENSED PROFESSIONAL ENGINEER  
5/14/2025

**DUWEST ROCKWALL  
3000 N GOLIAD ST  
ROCKWALL, TX 75087**

**PRIVATE CONSTRUCTION  
DETAILS**

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 5/14/2025  
SHEET  
**C-13**  
File No. 2022-002  
CASE # SP2022-042

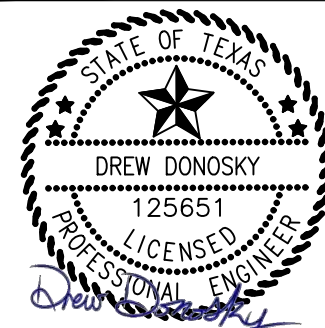




RECORD DRAWINGS

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: 05/14/2025



**DUWEST ROCKWALL**  
**3000 N GOLIAD ST**  
**ROCKWALL, TX 75087**

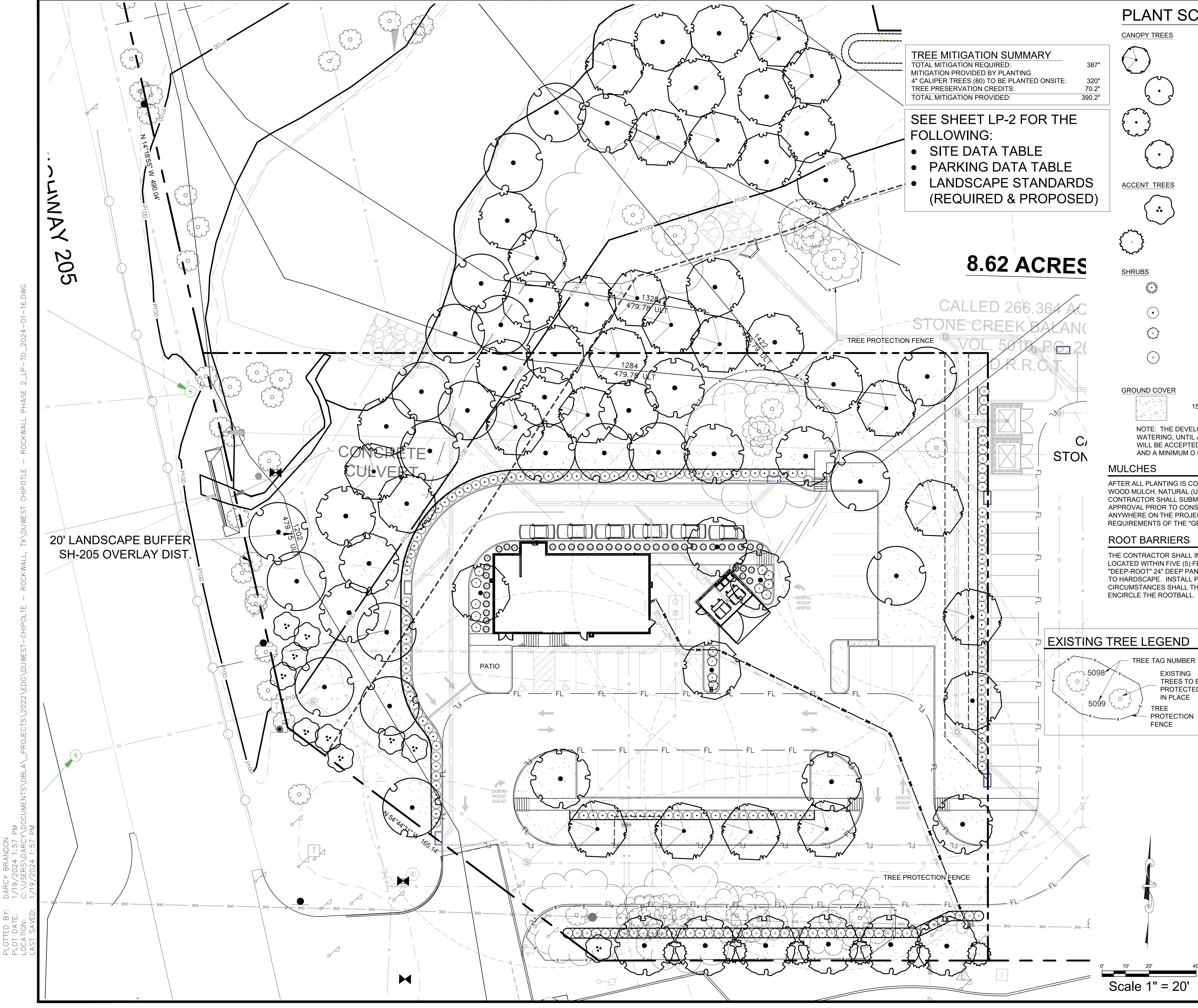
**CITY CONSTRUCTION**  
**DETAILS**

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 5/14/2025

SHEET  
**C-14**

File No. 2022-002  
CASE # SP2022-042





TREE MITIGATION SUMMARY			
TOTAL MITIGATION REQUIRED:	387"		
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (80) TO BE PLANTED ONSITE:	320"		
TREE PRESERVATION CREDITS:	70.2"		
TOTAL MITIGATION PROVIDED:	390.2"		

- SEE SHEET LP-2 FOR THE FOLLOWING:
- SITE DATA TABLE
  - PARKING DATA TABLE
  - LANDSCAPE STANDARDS (REQUIRED & PROPOSED)

8.62 ACRES

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	20	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE	4" CAL.	16'-18' HT
	20	QUERCUS POLYMORPHA MEXICAN WHITE OAK	4" CAL MIN	14'-16' HT
	20	QUERCUS VIRGINIANA LIVE OAK	4" CAL MIN	14'-16' HT
	20	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL.	16'-18' HT
ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	10	CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS	2" CAL MIN	8' -10' HT
	6	ILEX VOMITORIA YAUPON HOLLY	2" CAL MIN	8' -10' HT
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	
	40	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	
	130	ILEX CORNUTA 'DWF. BURFORD' DWARF BURFORD HOLLY	5 GAL	
	14	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL	
	58	MYRTUS COMMUNIS 'DON'S DWARF' DON'S DWARF WAX MYRTLE	5 GAL	
GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT	
	15,150 SF	CYNODON 'TIF-TUF' BERMUDA GRASS	SOD	

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED 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 SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

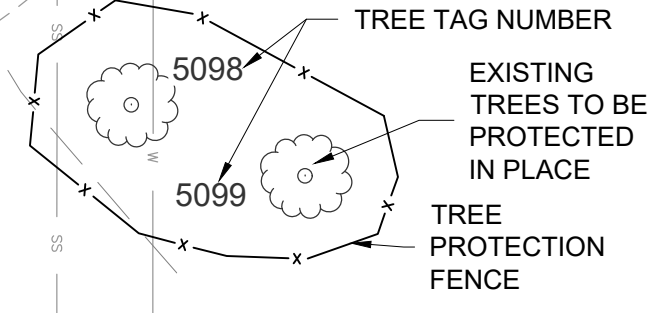
MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

EXISTING TREE LEGEND



DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD  
ABSTRACT. NO 131  
8.684 AC (378,275 SF)

OWNER:

DuWEST REALTY, LLC  
4403 N.CENTRAL EXWAY SUITE #200  
DALLAS, TX 75025  
CONTACT: BOWEN HENDRIX  
PH: 214.918.1804

APPLICANT:

CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021  
CONTACT: DREW DONOSKY  
PH: 817.281.0572

CASE NUMBER

Z2022-003

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

CLAYMOORE ENGINEERING

1903 CENTRAL DR. SUITE #406  
BEDFORD, TX 76021  
PHONE: 817.281.0572  
WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT  
DARCY R. BRANDON  
3423  
STATE OF TEXAS  
01/19/2024

DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX

EVERGREEN DESIGN GROUP

(800) 680-6630  
15455 Dallas Pkwy., Ste 600  
Addison, TX 75001  
www.EvergreenDesignGroup.com

LANDSCAPE PLANTING PLAN

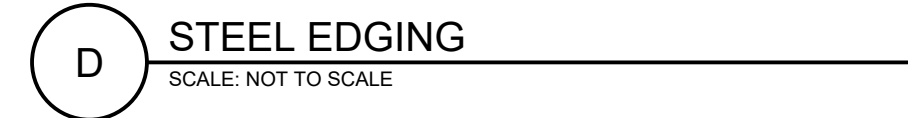
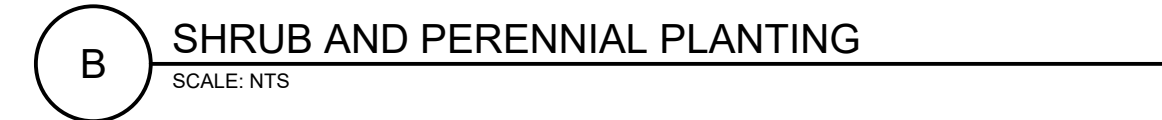
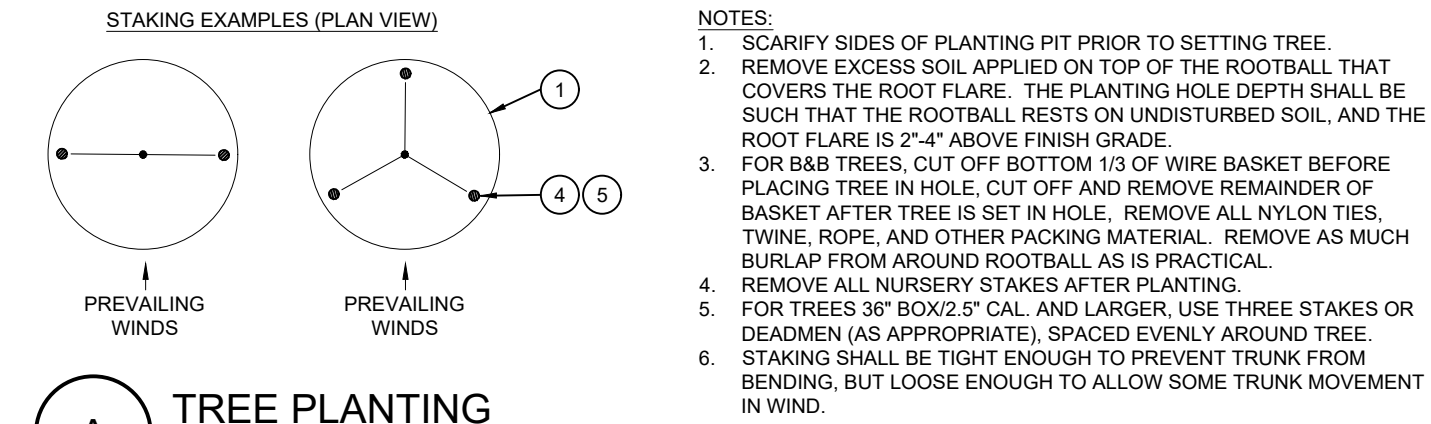
DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	1/19/2024

SHEET  
LP-1

File No. 2022-002  
CASE # SP2022-042

PLOTTED BY: DARCY BRANDON  
PLOT DATE: 1/19/2024 1:57 PM  
LOCATION: C:\USERS\DAKY\DOCUMENTS\DELA\PROJECTS\2022\EDG\DUWEST-CHIPOLTE - ROCKWALL, TX\DUWEST-CHIPOLTE - ROCKWALL PHASE 2\_LP-TD\_2024-01-16.DWG  
LAST SAVED: 1/19/2024 1:57 PM








## GENERAL GRADING AND PLANTING NOTES

- ## REGULATION CONCEPT

- |   |  |
|---|--|
| <p>ALL AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.</p> <p>THE IRRIGATION SYSTEM WILL OPERATE ON SURFACE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE.</p> <p>NON-ROTOR PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% D-D-TO-HEAD COVERAGE.</p> | <p>4. ALL PLANTS CHARACTERIZED BY DEDICATED REQUIREMENTS</p> <p>5. THE IRRIGATION SHALL BE INSTALLED, THE SYSTEM SHALL CONSERVE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE.</p> <p>6. ALL IRRIGATION SHALL BE INSTALLED BY THE CITY OF ARIZONA</p> |
|---|--|

## LANDSCAPE STANDARDS

- |  |   |
|--|---|
| REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:                   | 20' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE            |
| ST. HWY 205 OVERLAY DISTRICT:<br>±246' STREET FRONTAGE | 20' WIDE BUFFER REQ. W/ 2 CANOPY + 4 ACCENT TREES PER 100 LIN. FT. OF FRONTAGE; GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE |
| REQUIRED PLANTING:<br>PROVIDED 20' BUFFER:             | 5 CANOPY TREES, 10 ACCENT TREES, BERM W/ SHRUBS<br>1 EXIST. CANOPY TREES + 4 NEW CANOPY TREES;<br>10 ACCENT TREES W/ BERM AND SHRUBS            |
| 05.02 LANDSCAPE SCREENING                              |   |
| REQ. HEADLIGHT SCREENING                               | HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS                                 |
| SCREENING PROVIDED:<br>SCREENING FROM RESIDENTIAL:     | PROVIDED<br>N/A   |
| 05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT |   |
| TOTAL SITE AREA (CHIPOLTE ONLY):                       | ±73,063 SF  |
| TOTAL SITE AREA REQUIRED TOTAL SITE:                   | 14,613 SF (20%)   |
| LANDSCAPE PROVIDED, TOTAL SITE:                        | ± 27,515 (38%)  |
| LOCATION OF LANDSCAPING:                               | MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.<br>14,613 x 50% = 7,306.5 SF    |
| LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:         | 14,825 SF (115.6%)  |
| MIN. SIZE OF AREAS                                     | ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA  |
| DETENTION BASINS                                       | NONE PROPOSED   |
| PARKING LOT LANDSCAPING                                | MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.  |
| PROPOSED PARKING AREA:                                 | ±31,120 SF  |
| REQ. PARKING AREA LANDSCAPING:                         | 31,120 x 5% = 1,556   |
| PROPOSED PARKING LOT LANDSCAPING:                      | ±2,217 SF (9%)<br>REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK   |

	TEXAS REGISTRATION #14199		
	CLAY MOORE ENGINEERING		
1405 UNIVERSITY DR., SUITE A406 WEDFORD, TX 76098 WWW.CLAYMOOREENG.COM		PHONE: 817-277-8800 FAX: 817-277-8801	
			
01/19/2024			
<b>DUWEST ROCKWALL, SH 205 &amp; QUAIL RUN RD ROCKWALL, TX</b>			
 EVERGREEN DESIGN GROUP (800) 680-6630 15455 Dallas Pkwy., Ste 600 Addison, TX 75001 <a href="http://www.EvergreenDesignGroup.com">www.EvergreenDesignGroup.com</a>			
<b>LANDSCAPE PLANTING DETAILS &amp; NOTES</b>			
DESIGN:	LRR		
DRAWN:	LRR		
CHECKED:	CLC		
DATE:	1/19/2024		
SHEET			
<b>LP-2</b>			
File No.		2022-0020	



## GENERAL

- ## PRODUCTS

- ## METHODS

- ## B. SUBMITTALS

- K.

LANDSCAPE  
PLANTING  
SPECIFICATIONS



$$\begin{array}{r} 474.02 \text{ ULT} \\ 1076 \end{array}$$

PLOTTED BY: DARCY BRANDON  
PLOT DATE: 1/19/2024 1:39  
LOCATION: C:\USERS\DARCY  
LAST SAVED: 1/19/2024 1:37

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

CALLER: 266.364 AC  
ONE CREEK BALANCE  
VOL. 5010 PG. 26  
D.R.R.C.T.

PARKING DATA TABLE	
PARKING REQUIRED	
DRIVE-THRU RESTAURANT (2,325 SF) 1 SPACE / 100 SF	24 SPACES
PATIO PARKING (22 SEATS)	6 SPACES
TOTAL	30 SPACES
PARKING PROVIDED	
STANDARD PARKING	28 SPACES
ADA PARKING	2 SPACES
TOTAL	30 SPACES

# LEGEND

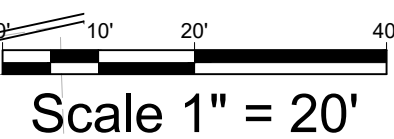
The legend defines the symbols used in the site plan:

- TREE TAG NUMBER**: Indicated by a cloud-like shape with an 'X' inside, representing a specific tree.
- EXISTING TREES TO BE PROTECTED IN PLACE**: Indicated by a cloud-like shape with an 'X' inside, representing trees that will remain.
- EXISTING TREES TO BE REMOVED**: Indicated by a cloud-like shape with an 'X' inside, representing trees that will be removed.
- TREE PROTECTION FENCE**: Indicated by a line with 'X' marks at intervals, representing the boundary of the protected area.

SEE SHEET TD-2 FOR EXISTING  
TREE SURVEY TABLES & TREE  
MITIGATION CALCULATION  
TABLE  
SEE SHEET LP-1 FOR  
PROPOSED REPLACEMENT  
TREES FOR MITIGATION.

DIRECTOR OF PLANNING AND ZONING

File No. 2022-002  
CASE # SP2022-042





PLOTTED BY: DARCY BRANDON  
 1/19/2024 1:40 PM  
 PLOT DATE: C:\USERS\DA...Y\DOCUMENTS\DELA...PROJECTS\2022\EDG\DUWEST-CHIPOLTE - ROCKWALL, TX\DUWEST-CHIPOTILE - ROCKWALL PHASE 2\_LP-TD\_2024-01-16.DWG  
 LOCATION: 1/19/2024 1:37 PM  
 LAST SAVED:

EXISTING TREE SURVEY

TREE TAG	SPECIES	CALIPER	FEATURE TREE	FEATRUETREE REMOVED (2:1)	MITIGATION	PRIMARY PROTECTED	PRIMARY PROTECTED REMOVED (1:1)	MITIGATION	SECONDARY PROTECTED - CEDAR TREES >8'h	SECONDARY PROTECTED REMOVED	MITIGATION 1 - 4" CAL. TREE	NON-PROTECTED	COMMENTS
5001	CEDAR	22							22				PRESERVE
5002	CEDAR	10										10	PRESERVE
5003	CEDAR	10										10	PRESERVE
5004	CEDAR	10										10	PRESERVE
5005	HACKBERRY	24										24	PRESERVE
5006	CEDAR	14							14				PRESERVE
5007	HACKBERRY	12										12	PRESERVE
5008	HACKBERRY	16										16	PRESERVE
5009	HACKBERRY	14										14	PRESERVE
5057	CEDAR	24											PRESERVE, IN R.O.W.
5058	HACKBERRY	12											PRESERVE, IN R.O.W.
5059	HACKBERRY	24											PRESERVE, IN R.O.W.
5060	ELM	30											PRESERVE, IN R.O.W.
5061	ELM	23											PRESERVE, IN R.O.W.
5062	HACKBERRY	8											PRESERVE, IN R.O.W.
5063	ELM	7				7							PRESERVE
5064	ELM	25											PRESERVE, IN R.O.W.
5065	HACKBERRY	13											PRESERVE, IN R.O.W.
5066	PECAN	50	50										PRESERVE
5067	PECAN	20				20							PRESERVE
5068	WILLOW	13										13	PRESERVE
5069	ELM	13											PRESERVE, IN R.O.W.
5071	ELM	15				15							PRESERVE
5072	PECAN	39	39										PRESERVE
5073	PECAN	23				23							PRESERVE
5095	HACKBERRY	9										9	REMOVE
5096	ELM	6					6	6					REMOVE
5097	ELM	12					12	12					REMOVE
5098	HACKBERRY	11										11	REMOVE
5100	CEDAR	9								9	4		REMOVE
5153	CEDAR	6								6	4		REMOVE
5155	BOIS D'ARC	36		36	72								REMOVE
5156	CEDAR	10								10	4		REMOVE
5157	HACKBERRY	20										20	REMOVE
5158	BOIS D'ARC	8										8	REMOVE
5159	HACKBERRY	13										13	REMOVE
5170	CEDAR	10							10				PRESERVE
5171	BOIS D'ARC	40	40										PRESERVE
5172	CEDAR	12							12				PRESERVE
5173	CEDAR	7							7				PRESERVE
5174	BOIS D'ARC	31	31										PRESERVE
5175	CEDAR	8								8	4	8	REMOVE
5176	HACKBERRY	8										8	REMOVE
5177	CEDAR	6								6	4	6	REMOVE
5178	BOIS D'ARC	21										21	REMOVE
5179	HACKBERRY	8										8	REMOVE
5180	HACKBERRY	8										8	REMOVE
5181	CEDAR	10								10	4	10	REMOVE
5182	BOIS D'ARC	14										14	REMOVE
5183	CEDAR	6								6	4	6	REMOVE
5184	BOIS D'ARC	26		26	52								REMOVE
5185	HACKBERRY	10										10	REMOVE
5186	BOIS D'ARC	10										10	REMOVE
5187	HACKBERRY	9										9	REMOVE
5188	BOIS D'ARC	10										10	REMOVE
5189	BOIS D'ARC	14										14	REMOVE
5190	HACKBERRY	16										16	REMOVE
5191	ELM	10					10	10					REMOVE
5192	ELM	8					8	8					REMOVE
5193	ELM	6					6	6					REMOVE
5194	BOIS D'ARC	20										20	REMOVE
5195	BOIS D'ARC	11										11	REMOVE
5196	HERCULES CLUB	13					13	13					REMOVE
5197	BOIS D'ARC	33		33	66								REMOVE
5198	HACKBERRY	8										8	REMOVE
5199	HACKBERRY	6										6	REMOVE
5200	ELM	28		28	56								REMOVE
5201	CEDAR	12								12	4		REMOVE
5202	CEDAR	10								10	4		REMOVE
5203	ELM	25		25	50								REMOVE
5204	WILLOW	30	30										PRESERVE
5205	WILLOW	13										13	PRESERVE
5207	WILLOW	12										12	PRESERVE
5208	WILLOW	16										16	PRESERVE
TOTAL TREES ON SITE		1156	190			65			65			414	
TREES REMOVED				148			55			77			
MITIGATION REQUIRED		387			296			55			36		
TREE PRESERVATION CREDITS		70.2											
20% INTO TREE FUND		0											
BALANCE MITIGATION		316.8											
4" TREES REQ. TO MEET MITIGATION		79.2											

TREE MITIGATION CALCULATION TABLE

DESCRIPTION	CALIPER INCHES	FEATURE TREES PRESERVED	FEATURE TREES REMOVED 2:1	PRIMARY PROTECTED TREES PRESERVED	PRIMARY PROTECTED REMOVED 1:1	SECONDARY PROTECTED TREES PRESERVED	SECONDARY PROTECTED REMOVED	NON-PROTECTED TREES
TOTAL TREES ON SITE	1,156	190		65		65		414
TOTAL PROTECTED TREES	518							
TREES REMOVED	838		148		55		9 TREES OVER 8' HIGH	
TOTAL MITIGATION REQUIRED	387		296		55		36	
TREE PRESERVATION CREDITS	70.2							
BALANCE MITIGATION REQUIRED	316.8							
4" TREES PLANTED FOR MITIGATION (80)	320							
TOTAL MITIGATION PROVIDED	390.2							

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD  
 ABSTRACT. NO 131  
 8.684 AC (378,275 SF)

OWNER:

DuWEST REALTY, LLC  
 4403 N.CENTRAL EXWAY SUITE #200  
 DALLAS, TX 75025  
 CONTACT: BOWEN HENDRIX  
 PH: 214.918.1804

APPLICANT:

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 BEDFORD, TX 76021  
 CONTACT: DREW DONOSKY  
 PH: 817.281.0572

CASE NUMBER

Z2022-003

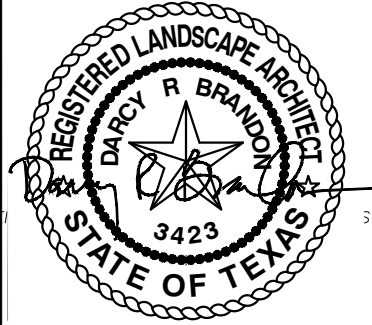
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_.

WITNESS OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199



01/19/2024

DUWEST ROCKWALL  
 SH 205 & QUAIL RUN RD  
 ROCKWALL, TX



TREESCAPE  
 INVENTORY  
 &  
 MITIGATION

DESIGN: LRR  
 DRAWN: LRR  
 CHECKED: CLC  
 DATE: 1/19/2024

SHEET

TD-2

File No. 2022-002

CASE # SP2022-042



