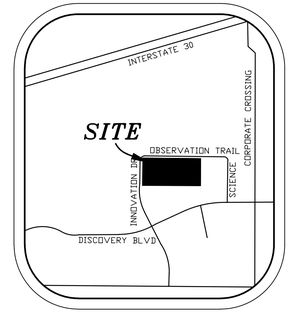
ENGINEERING PLANS

INTERSTATE WIRE

City of Rockwall, Texas

Lots 8 & 9, Block D, Rockwall Technology Park
2635 Observation Trail

Index Of Drawings



Vicinity Map
NTS
MAPSCO: 20D Y

Prepared For

DB CONSTRUCTORS, INC.

2400 Great Southwest Parkway
Fort Worth, Texas 76106

This Record Drawing is a combination of the sealed engineering contract drawings for this project, modified by revision, change order, field order and information furnished by the contractor. The information shown on the Record Drawings is believed to be accurate based on information furnished by the contractor. The original sealed drawings are on file at the office of:
Cross Engineering Consultants
131 S. Tennessee Street
McKinney, Texas 75069
(972) 562-4409
Record Drawings Prepared On:
02/04/2020

ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Dwayne Zinn, P.M.

The seal that originally appeared on this document was authorized by Jon David Cross, Texas No. 82618 on 10/12/2018. Alteration of a sealed document without proper notification of the responsible Engineer is an offense under the Texas Engineering Practice Act.

ISSUE DATES:
05/15/2018
06/13/2018
07/11/2018
08/20/2018
09/07/2018
09/21/2018
10/12/2018

REVISIONS:	DATE	BY
Revised Grading on Lot 8	10/7/19	DZ

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.

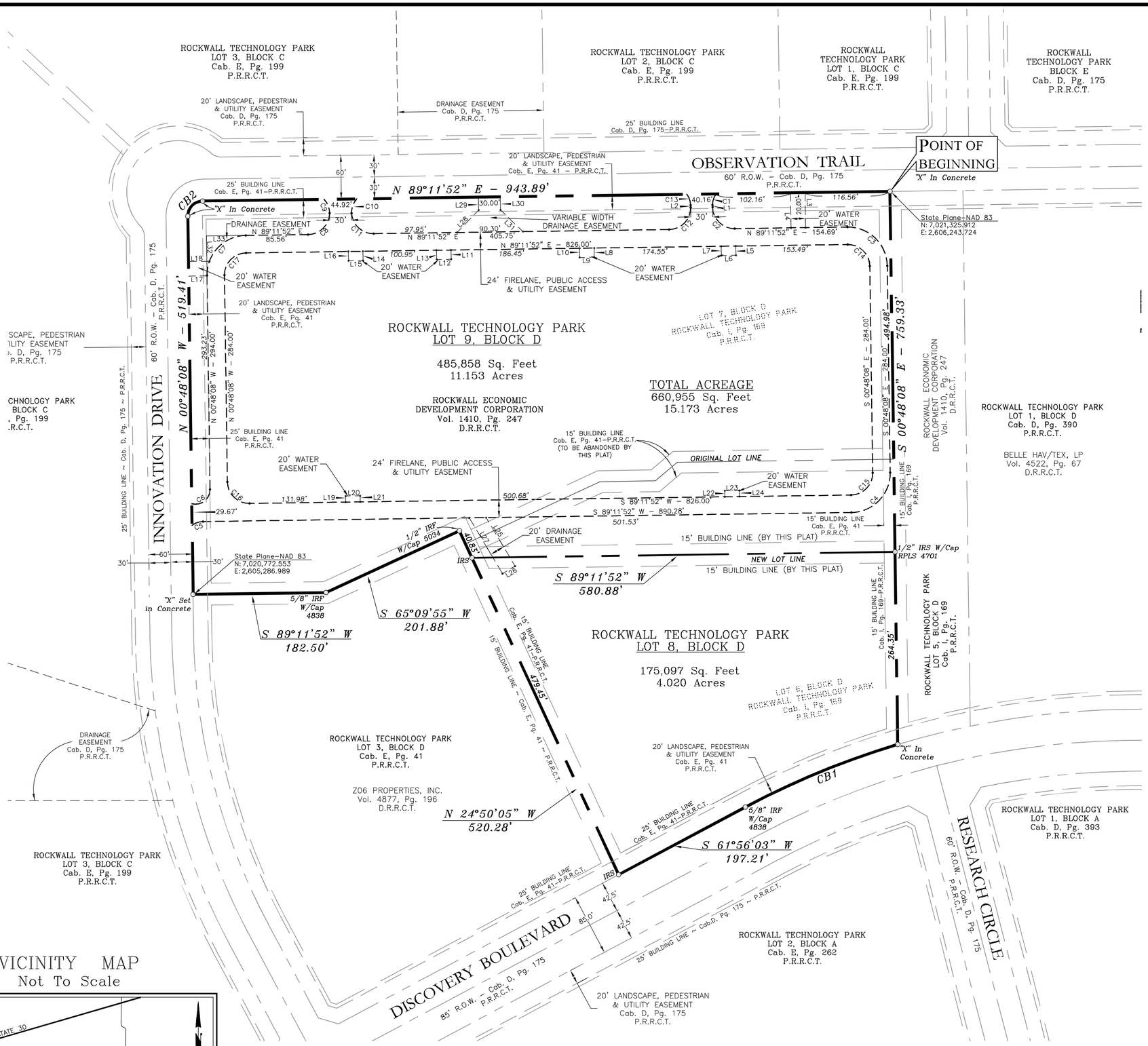
DEVELOPER/OWNER:
J R Fleming Investments, LLC
10355 Sanden Lane
Dallas, TX. 75238
Phone (214) 533-1311
Contact: Jeff Fleming

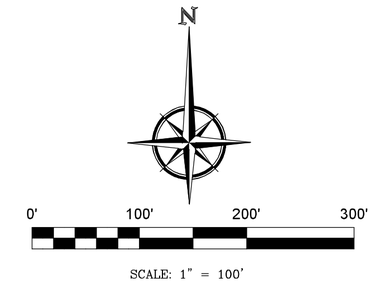
Engineer

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

CECI Project No. 18004

INTERSTATE WIRE - Rockwall Technology Park





*LINE TABLE, CURVE TABLES, AND PLAT NOTES ON PAGE 2

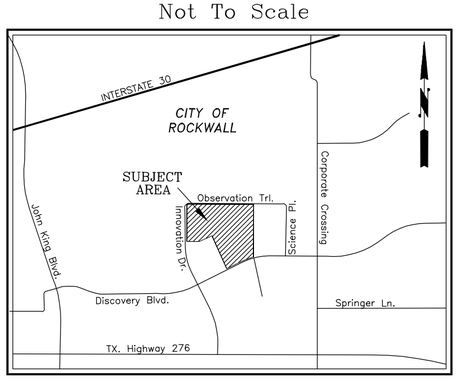
FINAL PLAT

ROCKWALL TECHNOLOGY PARK ADDITION
LOTS 8 & 9, BLOCK D

Being a Replat of
Rockwall Technology Park Addition
Lots 6 & 7, Block D
being two (2) lots on 15.173-Acres
City of Rockwall, Rockwall County, Texas

Case No. P2018-020

VICINITY MAP
Not To Scale



ABBREVIATIONS

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
P.R.R.C.T. = Plat Records, Rockwall County, Texas
D.R.R.C.T. = Deed Records, Rockwall County, Texas
CM = Controlling Monument
IRF = Iron Rod Found
IRS = 1/2" Iron Set with red cap stamped "RPLS 4701"

OWNER

J R FLEMING INVESTMENTS, LLC
Contact: Jeff R. Fleming
10355 Sanden Drive
Dallas, Texas 75238

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Slaab	03/16/18	1" = 100'	17091	17091-AP.DWG	1 of 3

AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are reference to North 89 deg. 11 min. 52 sec. East along the South right-of-way line of Observation Trail and the North line of Lot 7, Block D of Rockwall Technology Park, according to the plat recorded in Cabinet I, Page 169, Plat Records, Rockwall County, Texas

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48397C0045L (effective date September 26, 2008) published by the Federal Emergency Management Administration for Rockwall County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain.

MONUMENT NOTE:

All lot corner monuments are 1/2 inch diameter rebar, two feet long topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

PURPOSE STATEMENT:

The purpose of this Amending Plat is to re-locate the Lot Line between Lots 6 & 7 and add easements for the development of the Lots.

COMPLIANCE NOTE:

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

MAINTENANCE NOTE:

Property owner is responsible for all maintenance, repair, and replacing of all drainage systems on-site.

BOUNDARY CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CB1	11°21'41"	1142.50'	226.55'	S 67°36'51" W	226.18'
CB2	89°59'40"	20.50'	32.20'	N 44°11'52" E	28.99'

EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	37°35'14"	25.00'	16.40'	S 17°45'10" W	16.11'
C2	89°45'41"	30.00'	47.00'	S 45°55'17" E	42.34'
C3	90°00'00"	54.00'	84.82'	S 45°48'08" E	76.37'
C4	90°00'00"	54.00'	84.82'	S 44°11'52" W	76.37'
C5	36°44'53"	25.00'	16.03'	S 70°49'26" W	15.76'
C6	105°11'03"	20.00'	36.72'	N 51°47'23" E	31.77'
C7	90°00'00"	54.00'	84.82'	N 44°11'52" E	76.37'
C8	87°50'53"	30.00'	46.00'	N 45°16'26" E	41.62'
C9	40°13'46"	30.00'	21.07'	N 21°54'06" W	20.64'
C10	40°43'05"	30.00'	21.32'	S 20°04'08" W	20.87'
C11	87°21'06"	30.00'	45.74'	S 47°07'35" E	41.43'
C12	90°14'19"	30.00'	47.25'	N 44°04'43" E	42.51'
C13	36°58'38"	25.00'	16.13'	N 19°31'46" W	15.86'
C14	90°00'00"	30.00'	47.12'	S 45°48'08" E	42.43'
C15	90°00'00"	30.00'	47.12'	S 44°11'52" W	42.43'
C16	90°00'00"	30.00'	47.12'	N 45°48'08" W	42.43'
C17	90°00'00"	30.00'	47.12'	N 44°11'52" E	42.43'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°02'27" E	2.93'
L2	N 01°02'27" W	2.93'
L3	S 00°48'02" E	48.01'
L4	N 00°48'02" W	48.02'
L5	S 00°48'08" E	12.68'
L6	S 89°11'52" W	20.00'
L7	N 00°48'08" W	12.68'
L8	S 00°48'08" E	12.68'
L9	S 89°11'52" W	20.00'
L10	N 00°48'08" W	12.68'
L11	S 00°48'08" E	12.68'
L12	S 89°11'52" W	20.00'
L13	N 00°48'08" W	12.68'
L14	S 00°48'08" E	12.68'
L15	S 89°11'52" W	20.00'
L16	N 00°48'08" W	12.68'
L17	S 89°12'05" W	25.21'
L18	N 89°12'05" E	28.75'
L19	N 00°48'08" W	8.42'
L20	N 89°11'52" E	20.00'
L21	S 00°48'08" E	8.42'
L22	N 00°48'08" W	8.42'
L23	N 89°11'52" E	20.00'
L24	S 00°48'08" E	8.42'
L25	S 30°48'08" E	77.63'
L26	S 59°11'52" W	20.00'
L27	N 30°48'08" W	89.18'
L28	N 44°09'48" E	42.66'
L29	N 00°59'00" W	17.86'
L30	S 00°59'00" E	17.88'
L31	S 45°42'23" E	42.72'
L32	N 00°48'08" W	54.00'
L33	N 89°11'52" E	54.00'

FINAL PLAT

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Rockwall Technology Park Addition
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City of Rockwall, Rockwall County, Texas

Case No. P2018-020

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Contact: Jeff R. Fleming
10355 Sanden Drive
Dallas, Texas 75238

SURVEYOR

RINGLEY & ASSOCIATES, INC.
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Drawn by	Date	Scale	Job	Title	Sheet
Mark Slaab	03/16/18	N.T.S.	17091	17091-AP.DWG	2 of 3

OWNER'S CERTIFICATION

STATE OF TEXAS)(

COUNTY OF ROCKWALL)(

WHERAS, ROCKWALL ECONOMIC DEVELOPMENT CORPORATION is the owner of that certain tract of land situated in the City of Rockwall, in the James M. Allen Survey, Abstract No. 2 of Rockwall County, Texas and being all of LOT 6 and LOT 7, BLOCK D of ROCKWALL TECHNOLOGY PARK, an addition to the City of Rockwall, according to the Replat thereof, recorded in Cabinet I, Page 169, Plat Records, Rockwall County, Texas (P.R.R.C.T.) and same being a part of that original called 146.94 acre tract of land described in a deed to Rockwall Economic Development Corporation, recorded in Volume 1410, Page 247, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at an X in a concrete sidewalk, found on the south right-of-way line of Observation Trail (a 60' wide right-of-way ~ Cab. D, Pg. 175, P.R.R.C.T.) for the northeast corner of the above described Lot 7, Block D and same being the northwest corner of Lot 5, Block D;

THENCE: South 00 deg. 48 min. 08 sec. East, departing from Observation Trail, along the common line of said Lots 5, 6 and 7, Block D, a distance of 759.33 feet to an X in a concrete sidewalk, found on the north right-of-way line of Discovery Boulevard (a 85' wide right-of-way ~ Cab. D, Pg. 175, P.R.R.C.T.) for the southeast corner of said Lot 6 and the southwest corner of said Lot 5 and said point being in a non-tangent curve to the left, having a radius of 1,142.50 feet, a central angle of 11 deg. 21 min. 41 sec. and a chord that bears South 67 deg. 36 min. 51 sec. West - 226.18 feet;

THENCE: Along the northern right-of-way line of said Discovery Boulevard and the south line of said Lot 6 and with said curve to the left, an arc distance of 226.55 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "RPLS 4838", found for corner at the end of said curve;

THENCE: South 61 deg. 56 min. 03 sec. West, continuing along the common line of said Lot 6 and Discovery Boulevard, a distance of 197.21 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of Lot 6 and the southeast corner of Lot 3, Block D of Rockwall Technology Park, an addition to the City of Rockwall, according to the plat thereof, recorded in Cabinet E, Page 41, P.R.R.C.T.;

THENCE: North 24 deg. 50 min. 05 sec. West, departing from Discovery Boulevard, along the common line of said Lots 3 and 6, Block D, a distance of 520.28 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5034", found for the northeast corner of said Lot 3 and an inside ell corner of said Lot 7;

THENCE: South 65 deg. 09 min. 55 sec. West, along the common line of said Lots 3 and 7, Block D, a distance of 201.88 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "RPLS 4838", found for an angle corner;

THENCE: South 89 deg. 11 min. 52 sec. West, continuing along said common line, a distance of 182.50 feet to a point to an X in a concrete sidewalk, found on the east right-of-way line of Innovation Drive (a 60' wide right-of-way ~ Cab. D, Pg. 175, P.R.R.C.T.) for the westerly southwest corner of said Lot 7 and the northwest corner of said Lot 3;

THENCE: North 00 deg. 48 min. 08 sec. West, along the common line of said Innovation Drive and Lot 7, a distance of 519.41 feet to an X found in a concrete sidewalk for corner at the beginning of a curve to the right, having a radius of 20.50 feet, a central angle of 90 deg. 00 min. 00 sec. and a chord that bears North 44 deg. 11 min. 52 sec. East -28.99 feet;

THENCE: Continuing along the common line of said Innovation Drive and Lot 7 and with said curve to the right, an arc distance of 32.20 feet to an X in a concrete sidewalk, found for corner at the end of said curve, on the south right-of-way line of the above mentioned Observation Trail;

THENCE: North 89 deg. 11 min. 52 sec. East, along the common line of said Observation Trail and Lot 7, a distance of 943.89 feet to the POINT OF BEGINNING and containing 660,955 square feet or 15.173 acres of land.

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the _____ day of _____ , 2018.

_____

Lawrence H. Ringley
State of Texas, No. 4701

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)(

COUNTY OF ROCKWALL)(

WE, the undersigned owners of the land shown on this plat, and designated herein as the ROCKWALL TECHNOLOGY PARK, LOTS 8 & 9, BLOCK D, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL TECHNOLOGY PARK subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls suchthat properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

7. The owner shall be responsible for all maintenance, repair and replacement of all drainage and detention facilities.

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

_____

DALE CHERRY, Chairman of the Board
Rockwall Economic Development Corporation

STATE OF TEXAS)(

COUNTY OF ROCKWALL)(

Before me, the undersigned authority, on this day personally appeared Dale Cherry, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ Day of _____, 2018.

_____ _____

Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

_____ _____

Planning and Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2018.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2018.

_____ _____ _____

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT

ROCKWALL TECHNOLOGY PARK ADDITION
LOTS 8 & 9, BLOCK D

Being a Replat of
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OWNER

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
Contact: Ken Keeton
2610 Observation Trail
Rockwall, Texas 75032
972-772-0025

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

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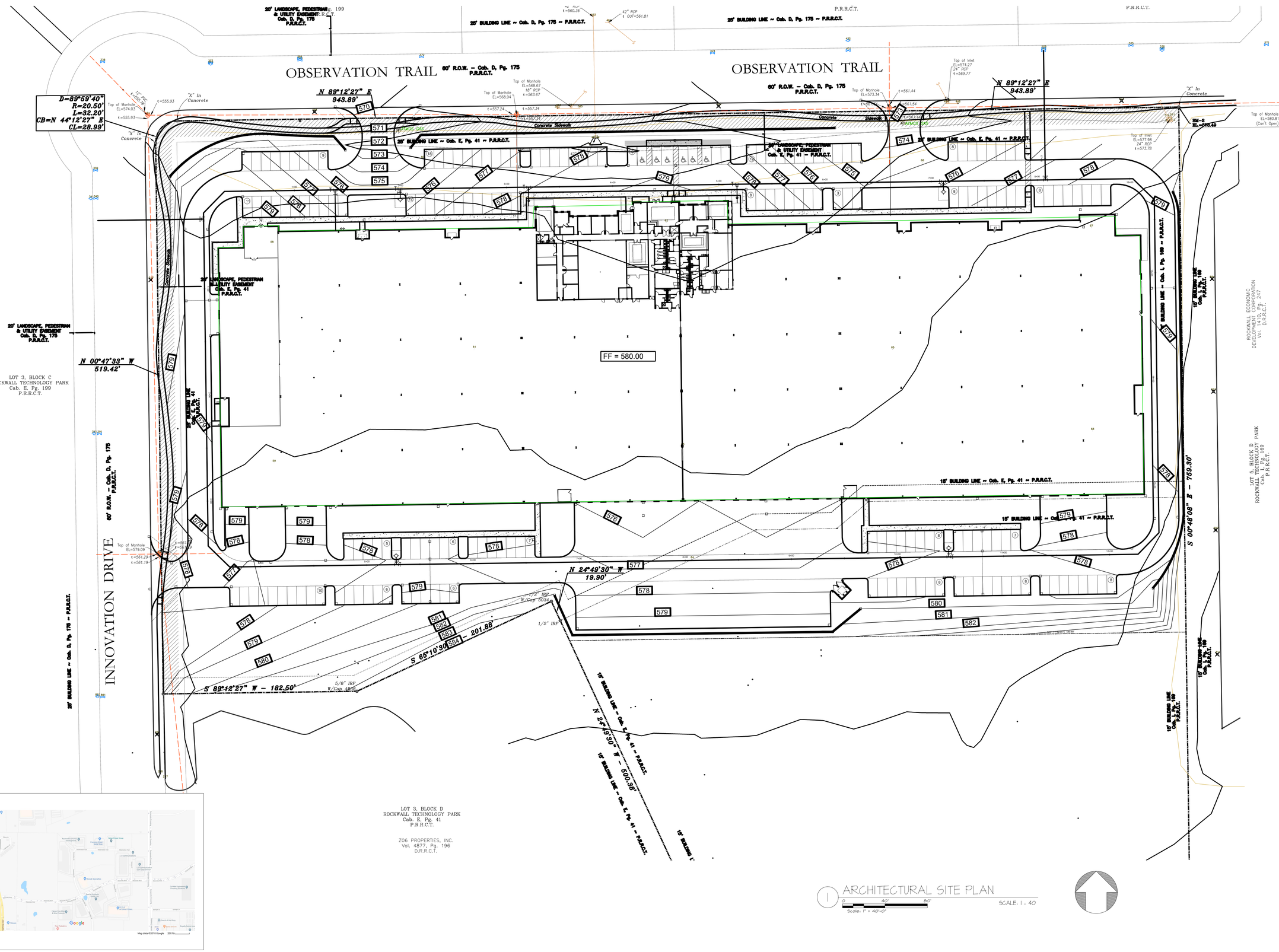
Mark Skeab	*03/16/18*	*N.T.S.*	*17091*	*17091-AP.DWG*	*3 of 3*



1 ARCHITECTURAL SITE PLAN

SCALE: 1 : 40

Scale: 1" = 40'-0"

MATTHEW J PETERSON, AIA
ARCHITECT / db constructors, Inc.
2400 GREAT SOUTHWEST PARKWAY
FT. WORTH, TEXAS 76106
817 626-1300

STATUS:

CONCEPTUAL SITE PLAN :	10 OCT 2017
REVISED SITE PLAN :	16 NOV 2017
SCHEMATIC DESIGN :	13 DEC 2017
SD REV 1 :	26 DEC 2017
DESIGN DEVELOPMENT :	12 MAR 2018
PRELIMINARY PRICING :	18 APR 2018
ISSUE FOR PERMIT :	26 JULY 2018
PERMIT COMMENTS :	11 SEPT 2018

d/b constructors inc.
GENERAL CONTRACTOR
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-1300
817 626-9305 FAX

NEW FACILITY

for

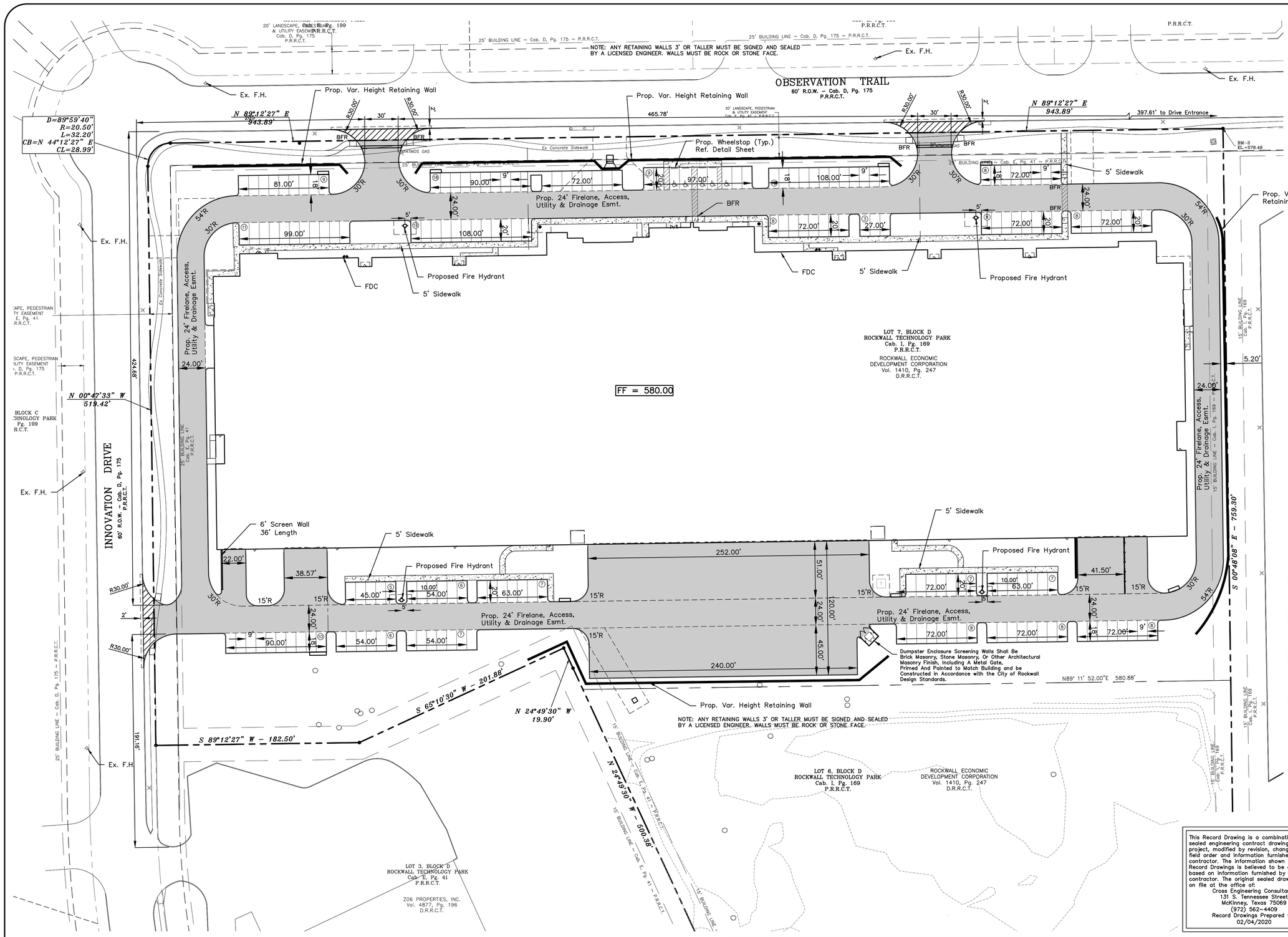
INTERSTATE WIRE CO, INC. AGAVE WIRE, LTD

2635 OBSERVATION TRAIL
ROCKWALL, TX

LOT 7, BLOCK D &
PARTIAL LOT 6, BLOCK D
ROCKWALL, TX

Drawing Number

A-1.0



GENERAL NOTES

1. All materials and construction shall be in accordance with the City of Rockwall Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by the North Central Texas Council of Governments (4th Edition).

2. Existing utilities are shown schematically and are for the Contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The Contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.

3. Contractor shall be responsible for protecting all existing improvements in the construction of this project. The Contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.

4. All onsite paving dimensions are to the FACE of curb, where applicable, unless noted otherwise.

5. All curb radii are 3' unless noted otherwise.

6. All parking spaces are 9' x 20', unless noted otherwise.

7. Firelanes shall be striped in accordance with the City of Rockwall Standards.

8. Parking stripes shall be 4" wide, spray applied white vinyl acrylic paint. Paint shall be applied in two coats to a clean, dry surface using template or striping machine.

9. All paving and earthwork operations shall conform to the Geotechnical Report by CMJ Engineering, Inc., Project No. 172-17-51, Dated January 2018.

10. All concrete pavement shall be sawcut @ 15' OCEW.

LEGEND

- 4" 3,600 psi Reinforced Concrete Sidewalk with #3 rebar @ 18" O.C.E.W. (min. 6.5 sack mix)
- 5" 3,600 psi Reinforced Concrete Pavement with #3 rebar @ 18" O.C.E.W. (3% – 6% Entrained Air), (min. 6.5 sack mix)
- 7" 3,600 psi Reinforced Concrete Pavement with #3 rebar @ 18" O.C.E.W. (3% – 6% Entrained Air), (min 6.5 sack mix)
- 8" 4,000 psi Reinforced Concrete Pavement with #3 rebar @ 18" O.C.E.W. (3% – 6% Entrained Air), (min 6.5 sack mix)

Subgrade:
6" Lime Stabilized Subgrade (8% hydrated lime – 36 lbs per square yard for 6") Compacted to 95% Maximum Dry Density per ASTM D 698 at –2 to +4 percentage points of Optimum Moisture

- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp
- Pavement Sawcut

This Record Drawing is a combination of the sealed engineering contract drawings for this project, modified by revision, change order, field order and information furnished by the contractor. The information shown on the Record Drawings is believed to be accurate based on information furnished by the contractor. The original sealed drawings are on file at the office of:
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02/04/2020

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Issue Dates:	Issue Dates:	Revisions:	Date:
1 03/20/2018	7 08/20/2018	1 Grading	10-7-19
2 05/02/2018	8 09/07/2018	2	
3 05/15/2018	9 09/20/2018	3	
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6 07/12/2018	12	6	

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=40'

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PAVING PLAN

INTERSTATE WIRE

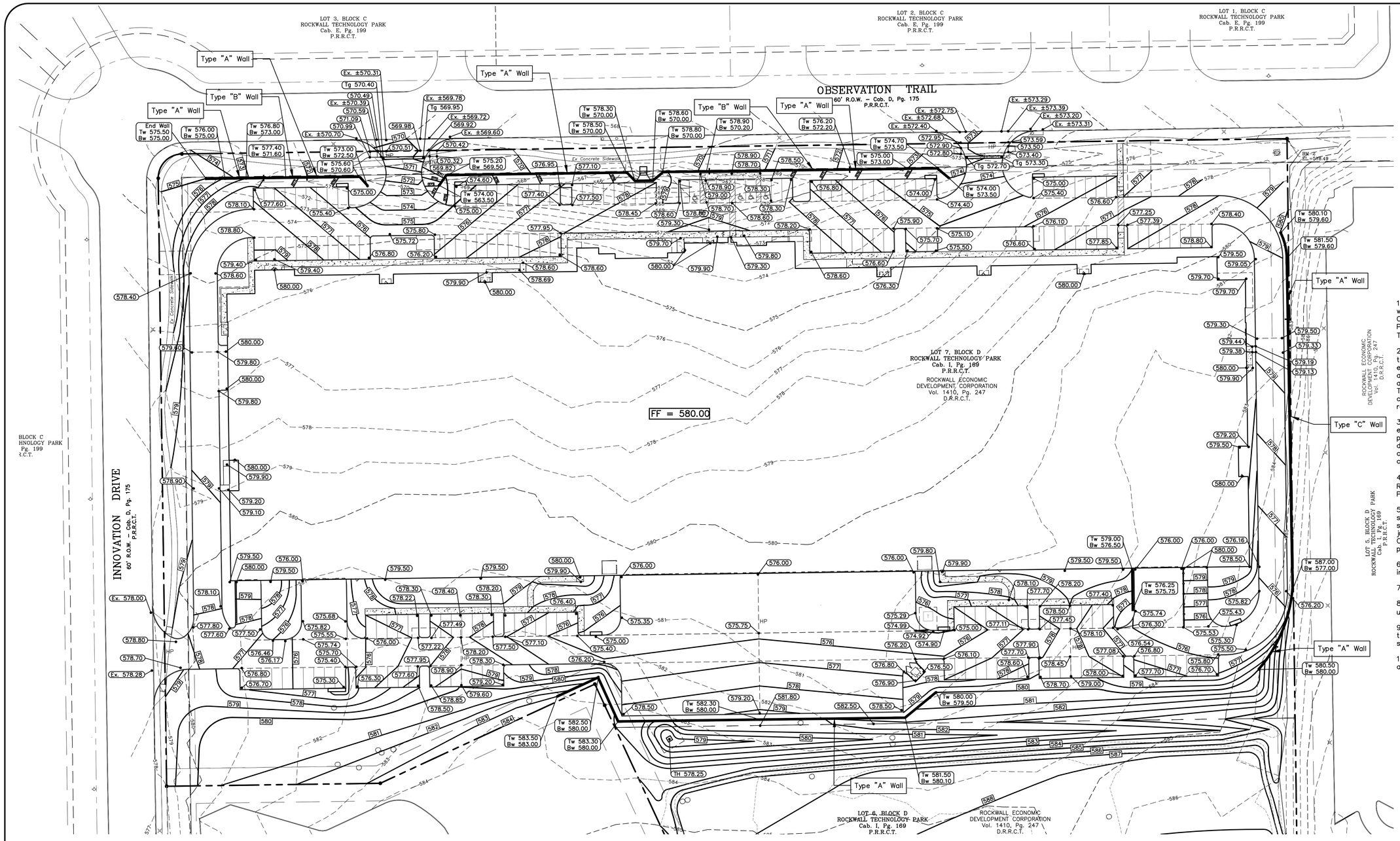
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL, TEXAS

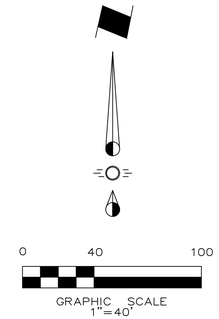
Sheet No. C1-1

Project No. 18004

INTERSTATE WIRE

Z:\PROJECTS\2018 Job Files\18004 Interstate Wire - Rockwall\18004 Paving Plan.dwg 3/5/2020 11:40:13 AM5 dlord





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6. All RCP pipe joints shall have Ram–Neck joint sealer, in the absence of a City Standard for joint sealant.

7. All roof drain laterals shall be 0.50% min. slope.

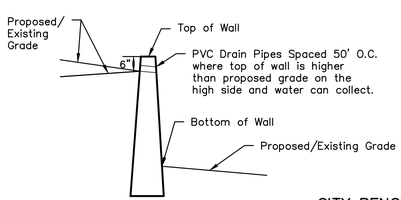
8. All fill to be compacted to 95% standard density using a sharp's foot roller.

9. No portion of the wall including footing or tie backs to be offsite or in any easement. Walls to be rock or stone no smooth concrete.

10. Contractor is responsible for adjusting all utilities and drainage to final grade.

LEGEND

0.00	Proposed Spot Elevation
Ex. 0.00	Existing Spot Elevation
XXX	Proposed Contour
588	Existing Contour
	Valley
	Highpoint
	Highpoint



TYPICAL GRADING AT RETAINING WALLS

NTS

CITY BENCHMARKS USED FOR CONTROL

COR–6 = Aluminum disk stamped "City of Rockwall Survey Monument" in grass median +/– 387 feet west of the intersection of John King Boulevard and Airport Road. +/– 100 feet south of Airport Centerline.
Elev. = 558.61

COR–9 = Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeast corner of a curb inlet. +/– 180 feet east of the intersection of Discovery Boulevard and Corporate Drive.
Elev. = 595.63

CAUTION!
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BENCHMARK:

BM–1 = "X" in northeast corner of a concrete curb inlet on the north side of Discovery Boulevard and near the southwest corner of the subject property.
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BM–2 = "X" in concrete sidewalk on the south side of Corporate Drive and also being the northeast corner of the subject property.
Elev.=578.49

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GRADING PLAN
INTERSTATE WIRE
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL, TEXAS

Sheet No.
C2-1

Project No.
18004

INTERSTATE WIRE

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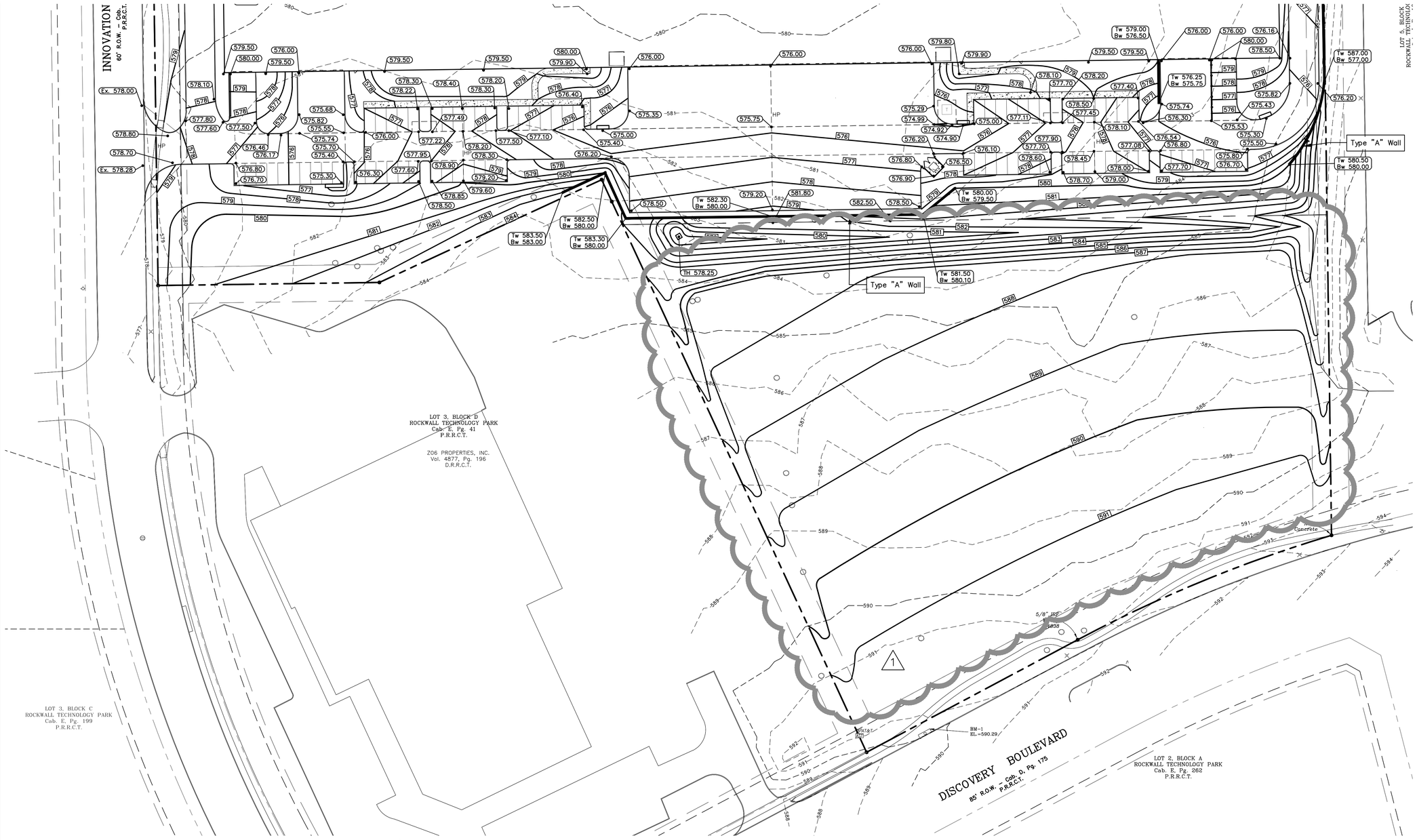

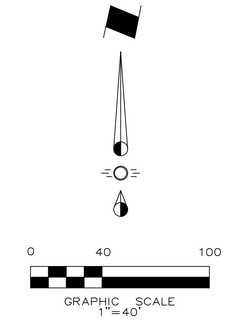

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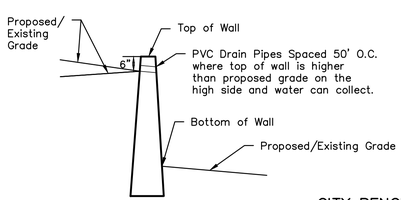

TYPICAL GRADING AT RETAINING WALLS

NTS

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1 REVISED GRADING ON LOT 8

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Drawn By:	Checked By:	Scale:
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GRADING PLAN 2

INTERSTATE WIRE

ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL, TEXAS

Sheet No.
C2-2

Project No.
18004

INTERSTATE WIRE

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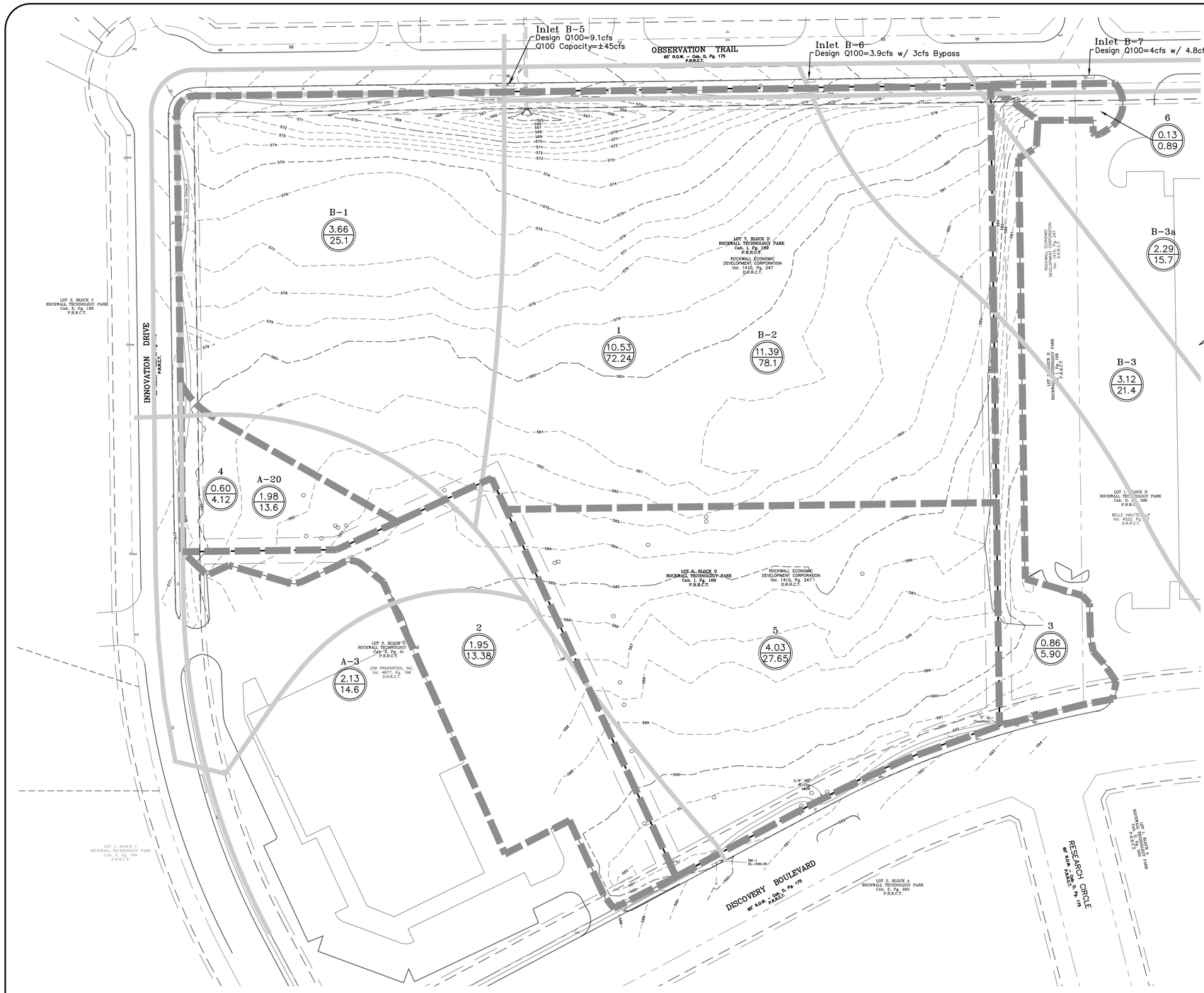

0 60 100 200

GRAPHIC SCALE
1"=60'

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7. All roof drain laterals shall be 0.50% min. slope.

FULLY DEVELOPED DRAINAGE AREA CALCULATIONS (2018)

Drainage Area No.	Drainage Area (Acres)	C	t_c (min)	I_{100} (in/hr)	Q_{100} (cfs)	REMARKS
1	10.53	0.7	10	9.8	72.24	To Pond B via Area Inlet
2	1.95	0.7	10	9.8	13.38	To Pond A via Street
3	0.86	0.7	10	9.8	5.90	To DA 1 via Cross Lot Drainage
4	0.60	0.7	10	9.8	4.12	To Pond A via Street
5	4.03	0.7	10	9.8	27.65	To Pond B via DA 1
6	0.13	0.7	10	9.8	0.89	To Pond B via DA 1

Note: Divide lines placed based on City of Rockwall Engineering Division direction. Actual drainage pattern based on topographic information may vary at R.O.W. and lot lines.

FULLY DEVELOPED DRAINAGE AREA CALCULATIONS (2005)

Drainage Area No.	Drainage Area (Acres)	C	t_c (min)	I_{100} (in/hr)	Q_{100} (cfs)	REMARKS
A-3	2.13	0.7	10	9.8	14.6	To Pond A
A-20	1.98	0.7	10	9.8	13.6	To Pond A
B-1	3.66	0.7	10	9.8	25.1	To Pond B
B-2	11.39	0.7	10	9.8	78.1	To Pond B
B-3	3.12	0.7	10	9.8	21.4	To Pond B via Street
B-3a	2.29	0.7	10	9.8	15.7	To Pond B via Street

LEGEND

Topographic Drainage Divide Line
(Note: Divide lines placed based on City of Rockwall Engineering Division direction. Actual drainage pattern based on topographic information may vary at R.O.W. and lot lines.)

Original Drainage Divide Line (per DAM 2-2005)

DRAINAGE LEGEND

A — Drainage Area Number

X.XX — Acres
X.XX — Q_{100}

Drainage Divide Line

Direction of Flow

DRAINAGE CRITERIA

$Q = C\ I\ A$
$C = 0.70$
$I_{100} = 9.80$
$tc = 10$ min.

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6 07/12/2018	12	6	

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Drawn By:	Checked By:	Scale:
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EXISTING DRAINAGE AREA

INTERSTATE WIRE

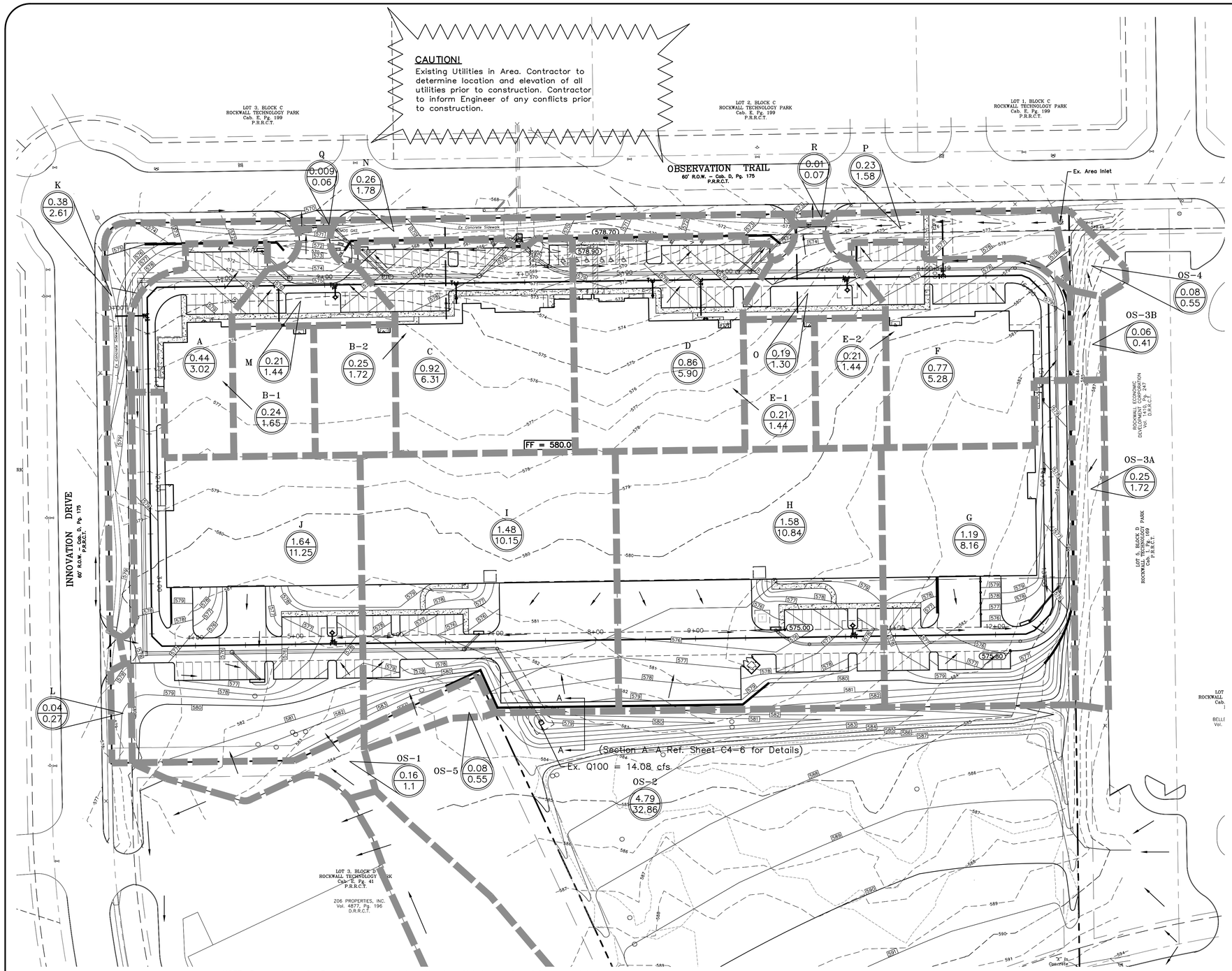
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL, TEXAS

Sheet No.
C3-1

Project No.
18004

INTERSTATE WIRE

Z:\PROJECTS\2018 Job Files\18004 Interstate Wire - Rockwall\18004 Ex Drainage Area Map.dwg, 2/5/2020 11:39:23 AM, cfcrd



0 50 100
GRAPHIC SCALE
1"=50'

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FULLY DEVELOPED DRAINAGE AREA CALCULATIONS

Drainage Area No.	Drainage Area (Acres)	C	t_c (min)	I_{100} (in/hr)	Q_{100} (cfs)	REMARKS
A	0.44	0.70	10	9.80	3.02	To Curb Inlet
B–1	0.24	0.70	10	9.80	1.65	To Curb Inlet
B–2	0.25	0.70	10	9.80	1.72	To Curb Inlet
C	0.92	0.70	10	9.80	6.31	To Curb Inlet
D	0.86	0.70	10	9.80	5.90	To Curb Inlet
E–1	0.21	0.70	10	9.80	1.44	To Curb Inlet
E–2	0.21	0.70	10	9.80	1.44	To Curb Inlet
F	0.77	0.70	10	9.80	5.28	To Curb Inlet
G	1.19	0.70	10	9.80	8.16	To Curb Inlet
H	1.58	0.70	10	9.80	10.84	To Curb Inlet
I	1.48	0.70	10	9.80	10.15	To Curb Inlet
J	1.64	0.70	10	9.80	11.25	To Curb Inlet
K	0.38	0.70	10	9.80	2.61	To Street Inlet
L	0.04	0.70	10	9.80	0.27	To Street Inlet
M	0.21	0.70	10	9.80	1.44	To Grate Inlet
N	0.21	0.70	10	9.80	1.44	To Street Inlets
O	0.19	0.70	10	9.80	1.30	To Grate Inlet
P	0.23	0.70	10	9.80	1.58	To Grate Inlet
Q	0.009	0.70	10	9.80	0.06	To Street
R	0.01	0.70	10	9.80	0.07	To Street
OS–1	0.16	0.70	10	9.80	1.10	Sheet Flow to Area J
OS–2	4.79	0.70	10	9.80	32.86	To Pond B via Stm Line A
OS–3A	0.25	0.70	10	9.80	1.72	Sheet Flow to Area G
OS–3B	0.06	0.70	10	9.80	0.41	Sheet Flow to Area F
OS–4	0.08	0.70	10	9.80	0.55	Sheet Flow to Ex. Area Inlet
OS–5	0.08	0.70	10	9.80	0.55	Sheet Flow to Area I

Note: Drainage area OS–2 will currently sheet flow at existing conditions. A line has been placed at the northwest corner of the remainder lot to capture at fully developed conditions and convey through to the regional detention pond. Temporary swale to capture OS–2 is designed to intercept fully developed conditions flow for the 100 year storm event. OS–2 includes a small area at the southwest corner of the Rockwall EDC property and Power Maintenance International property currently draining to the remainder tract.

Total drainage passing through pipe system at existing connection will be 113.12 cfs for the 100 year storm event for fully developed conditions south of the subject tract. Since some areas may be less than a C factor of 0.7, the drainage coming to this sytem will need to be evaluated at the time it develops, and a staged small detention system may be required.

Drainage areas B–1, B–2, E–1 and E–2 to be diverted to adjacent drainage areas via Roof Drain system discharging at the ground level. Reference Arch. plans for details.

DRAINAGE LEGEND

A ← Drainage Area Number

X.XX / X.XX — Acres / Q_{100}

Drainage Divide Line

Direction of Flow

DRAINAGE CRITERIA

Q = C I A
C = 0.70
I_{100} = 9.80
tc = 10 min.

NOTE: Per as–builts for Power Maintenance International by Helmberger Associates, Inc., dated 2–14–01, offsite drainage to this tract was indicated to be from DA–5. DA–4 was indicated to be picked up by an onsite curb inlet. Drainage areas OS–1 and OS–5 reflects observed existing drainage patterns based on LIDAR topography obtained from Texas Natural Resources Information System, Stratmap 2009, 1m Dallas Lidar. Drainage areas off–site have been modified to match actual conditions and reflected in the piped systems.

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Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=50'

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DRAINAGE AREA MAP

INTERSTATE WIRE

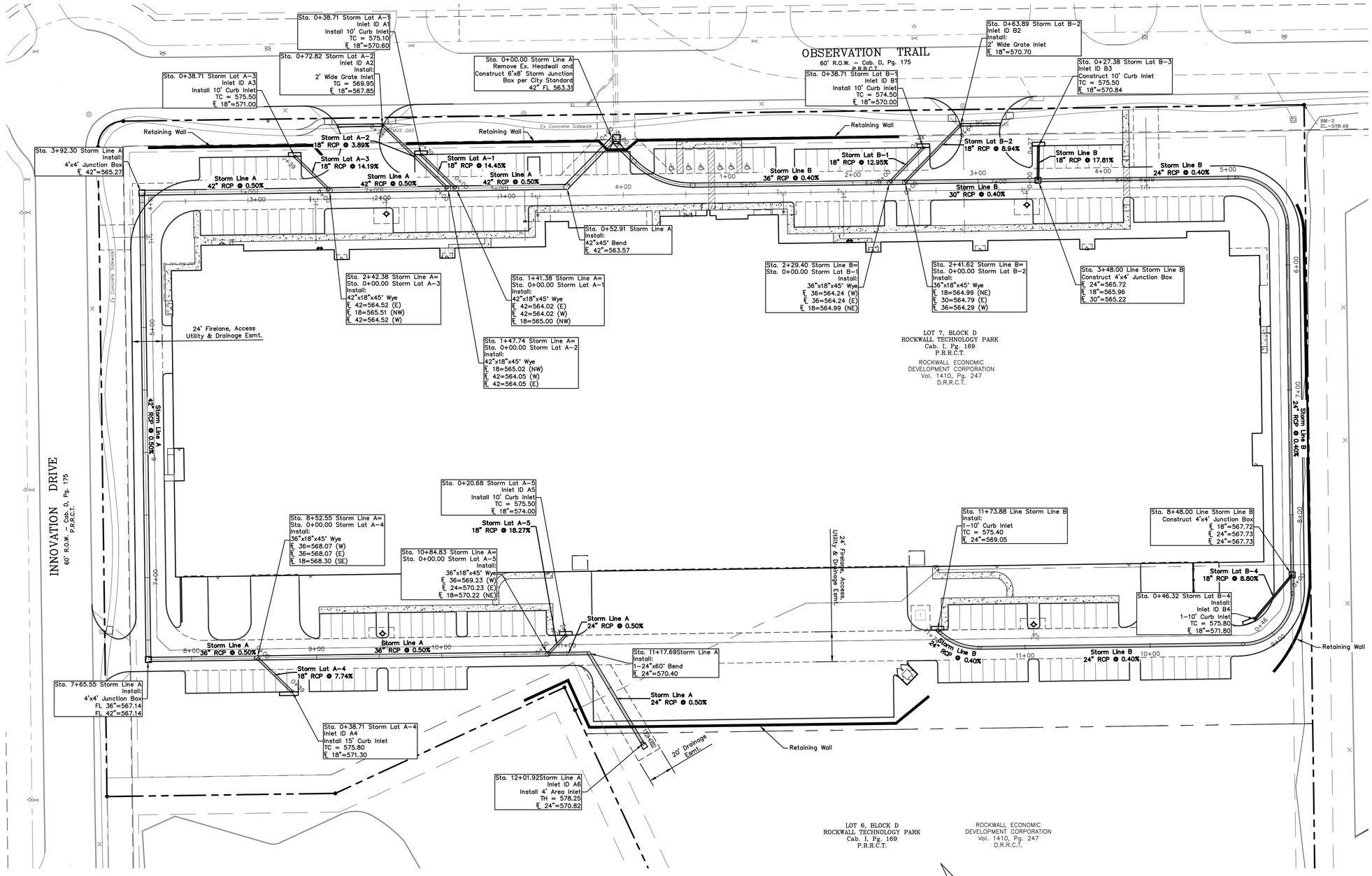
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL, TEXAS

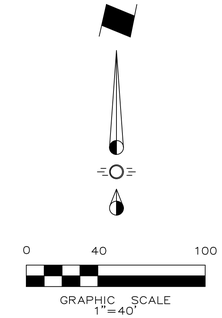
Sheet No. C3-2

Project No. 18004

INTERSTATE WIRE

Z:\PROJECTS\2018 Job Files\18004 Interstate Wire - Rockwall\18004 Drainage Area Map.dwg, 2/5/2020 11:37:48 AM, rford





GENERAL/DRAINAGE NOTES

1. All materials and construction shall be in accordance with the City of Rockwall Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (4th Edition).

2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.

3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.

4. All storm sewer pipe 18" and larger shall be Class III RCP. All storm sewer pipe 15" and smaller shall be PVC drainage pipe or approved equal.

5. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.

6. All RCP pipe joints shall have Ram–Neck joint sealer, in the absence of a City Standard for joint sealant.

7. All roof drain laterals shall be 0.50% min. slope.

8. 2' Wide Grate Inlets to have Neenah R–4990–HA Heavy Duty Frame and Grates, or approved equal, to provide minimum HD–20 load rating.

NOTE: Developemt intercepts existing drainage to street. Design Q exiting to the street equals approximate design Q to existing curb inlets in Observation Trail per Rockwall Technology Park Record Draweings Dated 2–16–05.

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CAUTION!
Existing Utilities in Area. Contractor to determine location and elevation of all utilities prior to construction. Contractor to inform Engineer of any conflicts prior to construction.

To the best of our knowledge this plan is As–Built. This information provided is based on surveying at the site and information provided by the contractor.

The original sealed drawings are on file at the office of:
Cross Engineering Consultants
131 S. Tennessee Street
McKinney, Texas 75069
(972) 562–4409
Record Drawings Prepared On:
02/05/2020

STOP!
CALL BEFORE YOU DIG
Texas811 Know what's below.
(@ least 72 hours prior to digging)

CITY BENCHMARKS USED FOR CONTROL

COR–6 = Aluminum disk stamped "City of Rockwall Survey Monument" in grass median +/– 387 feet west of the intersection of John King Boulevard and Airport Road. +/– 100 feet south of Airport Centerline.
Elev. = 558.61

COR–9 = Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeast corner of a curb inlet. +/– 180 feet east of the intersection of Discovery Boulevard and Corporate Drive.
Elev. = 595.63

BENCHMARK:

BM–1 = "X" in northeast corner of a concrete curb inlet on the north side of Discovery Boulevard and near the southwest corner of the subject property.
Elev.=590.29

BM–2 = "X" in concrete sidewalk on the south side of Corporate Drive and also being the northeast corner of the subject property.
Elev.=578.49

Issue Dates:	Issue Dates:	Revisions:	Date:
1 03/20/2018	7 08/20/2018	1 Grading	10-7-19
2 05/02/2018	8 09/07/2018	2	
3 05/15/2018	9 09/20/2018	3	
4 06/13/2018	10 10/12/2018	4	
5 07/11/2018	11 09/19/2019	5	
6 07/12/2018	12	6	

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=40'

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STORM PLAN
INTERSTATE WIRE
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL, TEXAS

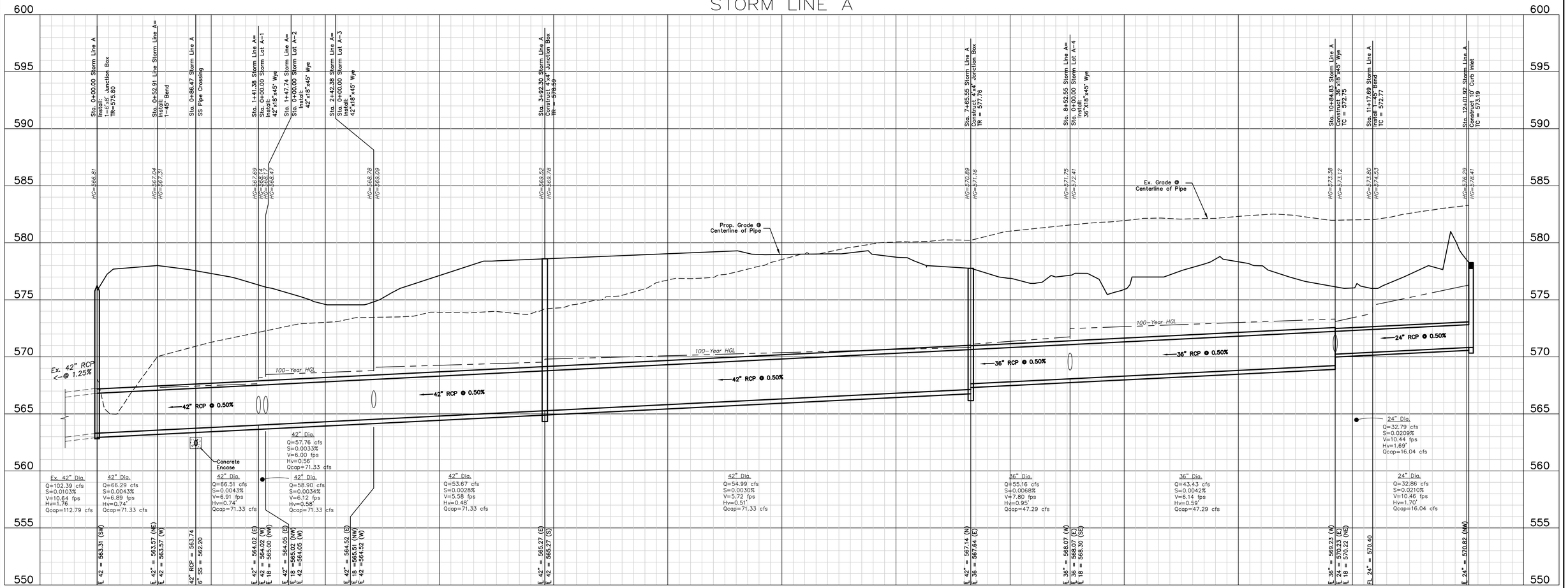
Sheet No. C4-1

Project No. 18004

INTERSTATE WIRE

J:\PROJECTS\2018 Jobs Files\18004 Interstate Wire - Rockwall\18004 Storm Plan.dwg, 2/5/2020 11:40:29 AM, cfeld

STORM LINE A



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6 07/12/2018	12	6	

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STORM PROFILES

INTERSTATE WIRE

ROCKWALL TECHNOLOGY PARK

CITY OF ROCKWALL, TEXAS

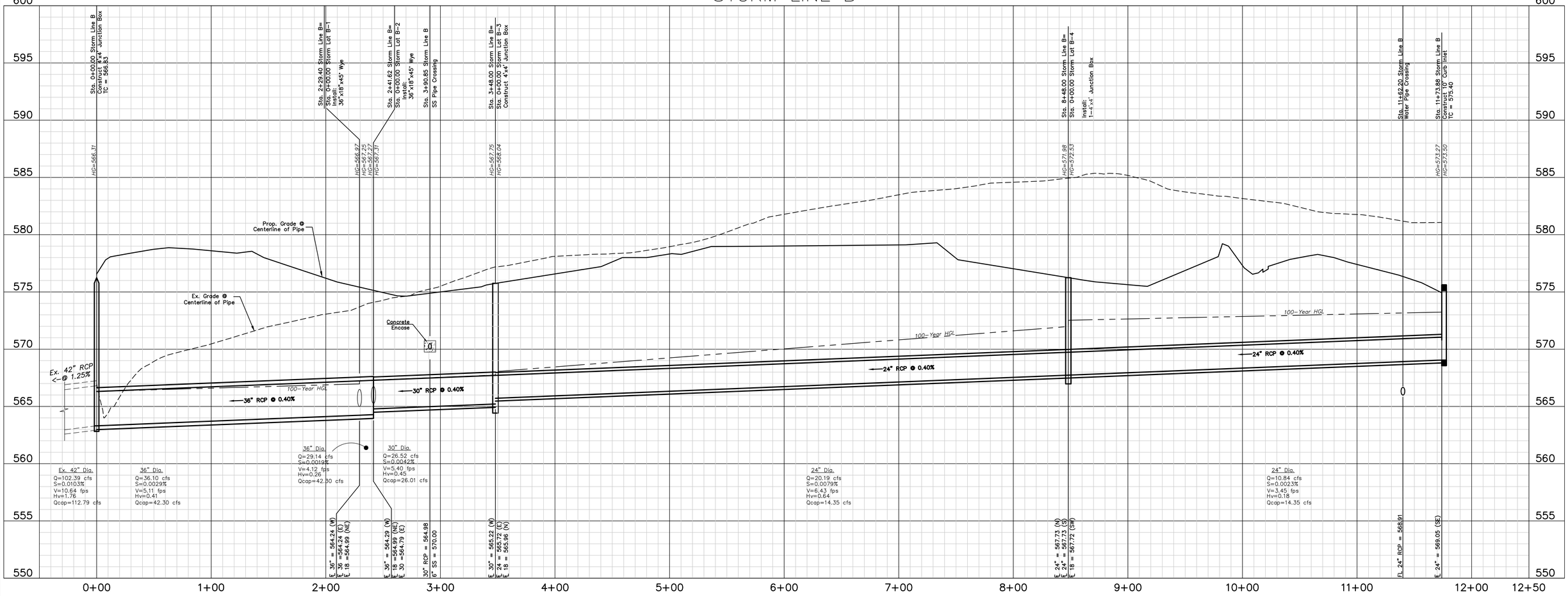
Sheet No.
C4-2

Project No.
18004

INTERSTATE WIRE

Z:\PROJECTS\2018 Job Files\18004 Interstate Wire - Rockwall\18004 Storm Profile A1.dwg, 2/5/2020 11:41:49 AM, dcad

STORM LINE B



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6 07/12/2018	12	6	

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STORM PROFILES

INTERSTATE WIRE

ROCKWALL TECHNOLOGY PARK

CITY OF ROCKWALL, TEXAS

Sheet No.
C4-3

Project No.
18004

INTERSTATE WIRE

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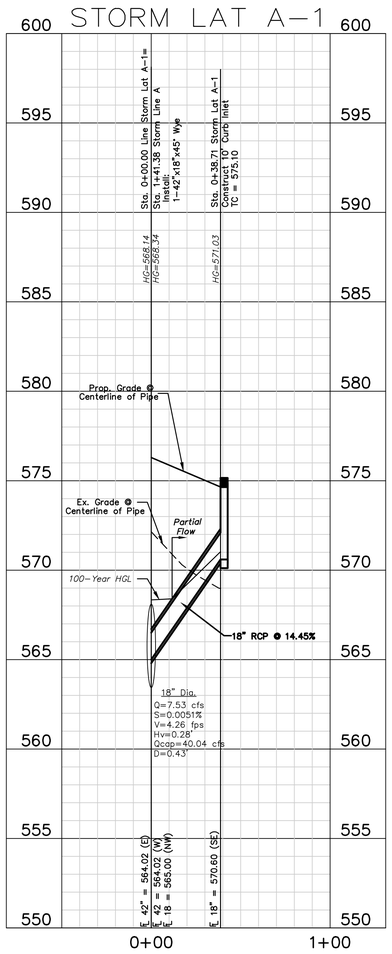

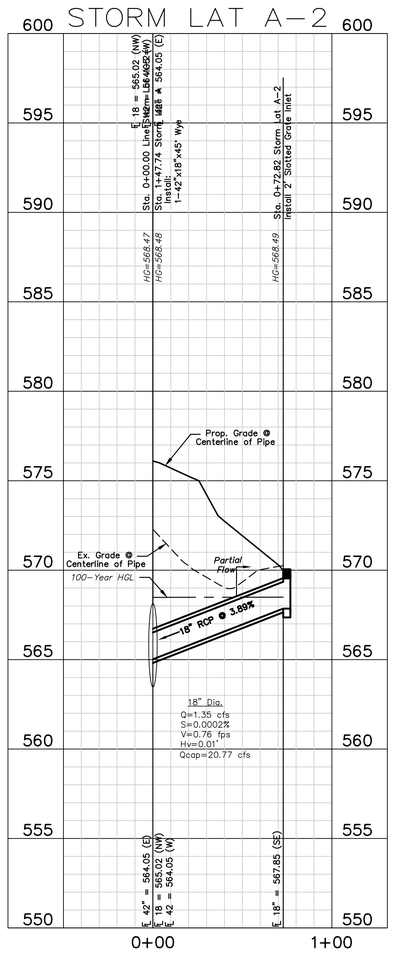

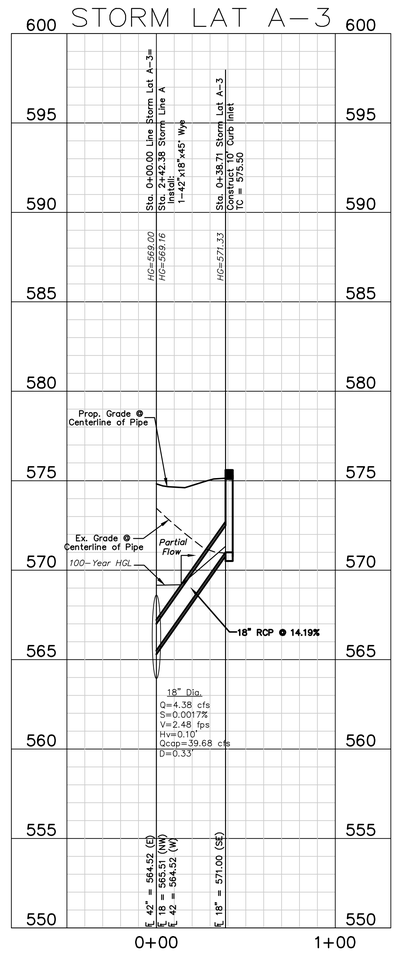

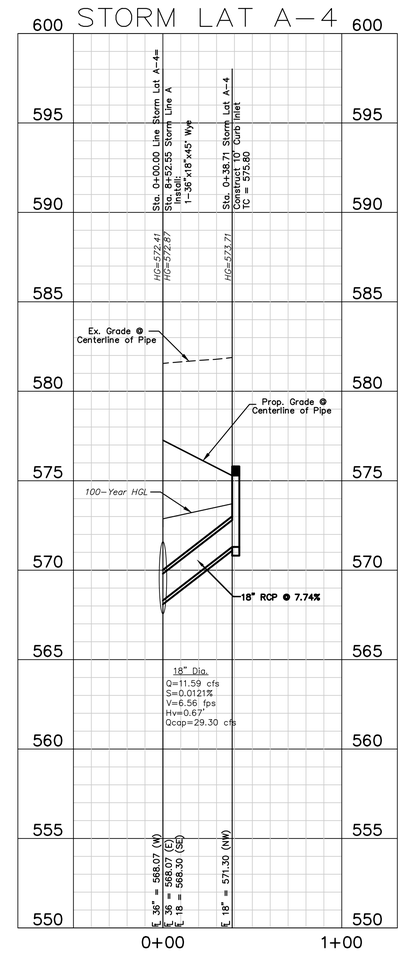

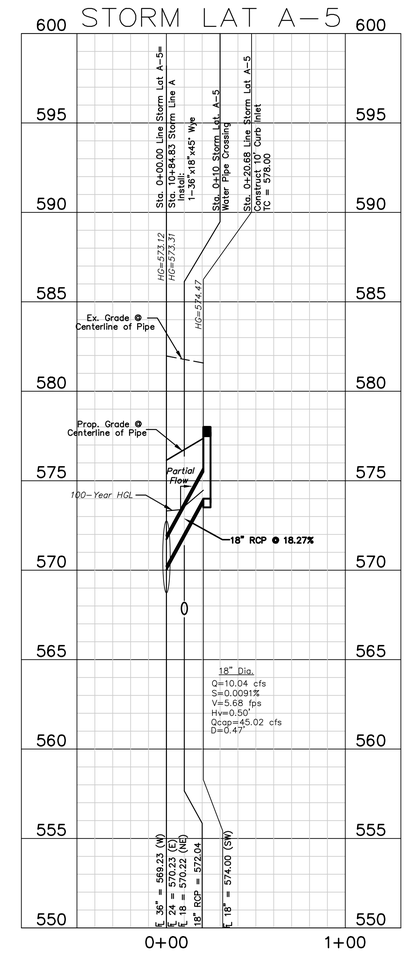

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Drawn By:	Checked By:	Scale:
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STORM PROFILES

INTERSTATE WIRE

ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL, TEXAS

Sheet No.
C4-4

Project No.
18004

INTERSTATE WIRE

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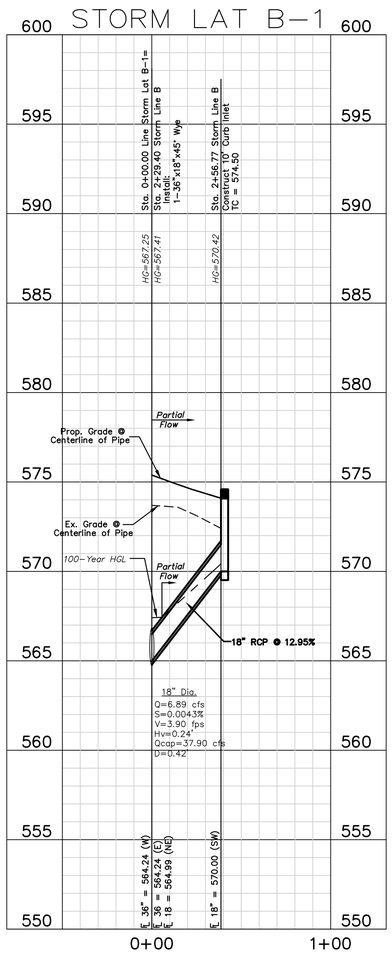

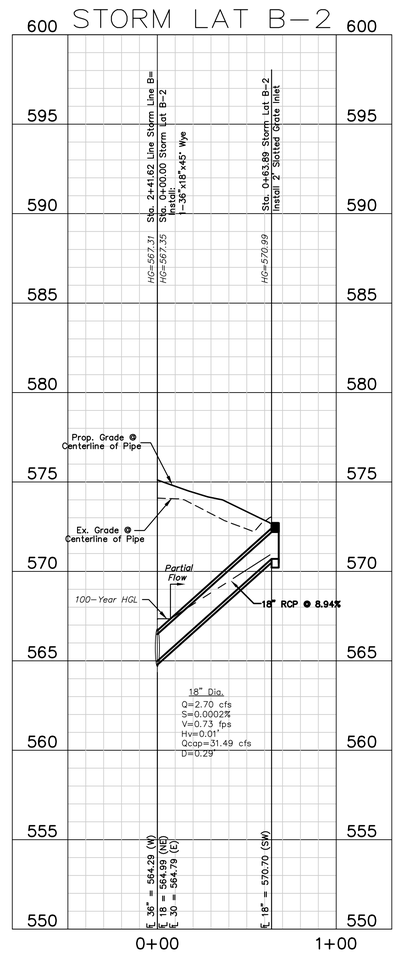

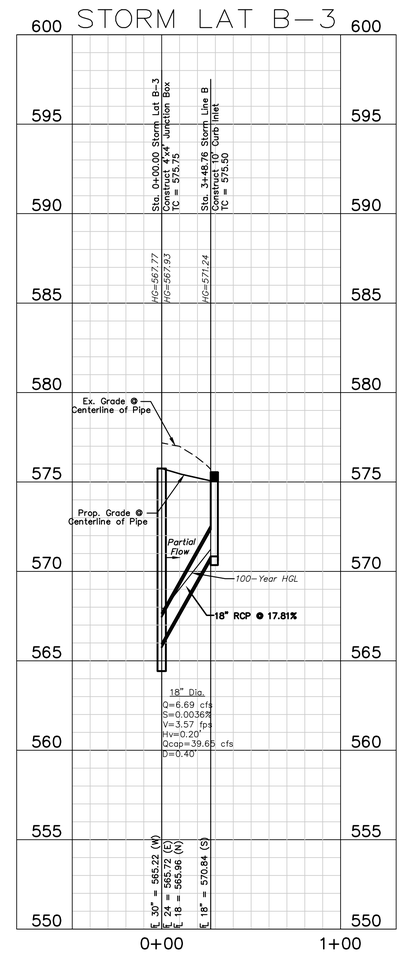

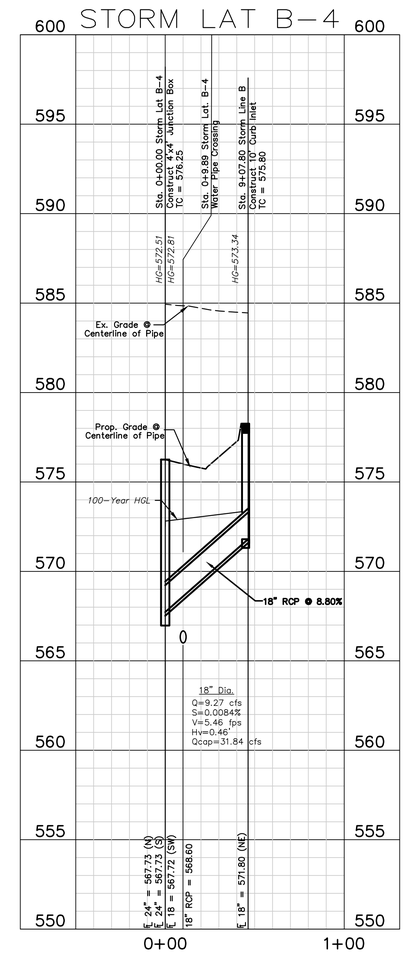

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STORM PROFILES

INTERSTATE WIRE

ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL, TEXAS

Sheet No.
C4-5

Project No.
18004

INTERSTATE WIRE

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STORM SYSTEM A

STORM SEWER CALCULATIONS

RUNOFF COLLECTION POINT (INLET OR MANHOLE) Upstream Station	Downstream Station	Distance Between Collection Points	INCREMENTAL DRAINAGE AREA Area No.	Drainage Area "A" (Acres)	Runoff Coeff. "C"	Incremental "CA"	Accumulated "CA"	Time at Upstream Station (minutes)	Design Storm Frequency (years)	Intensity "I" (in/hr)	Storm Water Runoff "Q" (cfs)	Slope of Hydraulic Gradient "S" (ft/ft)	Storm Sewer Size (inches)	Box/Pipe Area	Velocity in Sewer Between Connection Points "V" (fps)	Velocity Head at Upstream Station	Structure Type	Head Loss Coeff. Kj	Inlet, Manhole, Bends or Junction Box Losses	Flow Time in Sewer (minutes)	Time at Downstream Station (minutes)	HGL Elevation Upstream Elevation (ft)	Downstream Elevation (ft)	Top of Curb Elevation (ft)	HGL Depth Below ToC (ft)
1	2	3	4	5	6	8	9	10	11	12	13	14	18	19	20	21	22	23	24	25	26	27	28	29	30
STORM LINE "A"																									
1201.92	1201.92	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	578.41	N/A	N/A
1201.92	1117.69	84.23	OS-2	4.79	0.70	3.35	3.35	10.00	100	9.80	32.86	0.0209	24	3.14	10.46	1.70	Area Inlet	1.25	0.00	0.13	10.13	576.29	574.53	N/A	N/A
1117.69	1084.83	32.86		0.00	0.70	0.00	3.35	10.13	100	9.78	32.79	0.0208	24	3.14	10.44	1.69	Bend	0.43	0.96	0.05	10.19	573.80	573.12	N/A	N/A
1084.83	852.55	232.28	I	1.56	0.70	1.09	4.45	10.19	100	9.77	43.43	0.0042	36	7.07	6.14	0.59	Wye	0.50	0.00	0.63	10.82	573.38	572.41	N/A	N/A
852.55	765.55	87.00	J, OS-1	1.80	0.70	1.26	5.71	10.82	100	9.67	55.16	0.0068	36	7.07	7.80	0.95	Wye	0.50	0.65	0.19	11.00	571.75	571.16	N/A	N/A
765.55	392.30	373.25		0.00	0.70	0.00	5.71	11.00	100	9.64	54.99	0.0030	42	9.62	5.72	0.51	Junction	0.55	0.00	1.09	12.09	570.89	569.78	N/A	N/A
392.30	242.38	149.92		0.00	0.70	0.00	5.71	12.09	100	9.41	53.67	0.0028	42	9.62	5.58	0.48	Junction	0.55	0.20	0.45	12.54	569.52	569.09	N/A	N/A
242.38	147.74	94.64	A, B-1	0.68	0.70	0.48	6.18	12.54	100	9.34	57.76	0.0033	42	9.62	6.00	0.56	Wye	0.50	0.32	0.26	12.80	568.78	568.47	N/A	N/A
147.74	141.38	6.36	M	0.21	0.70	0.15	6.33	12.80	100	9.31	58.90	0.0034	42	9.62	6.12	0.58	Wye	0.50	0.30	0.02	12.82	568.17	568.14	N/A	N/A
141.38	52.91	88.47	C, B-2	1.17	0.70	0.82	7.15	12.82	100	9.31	66.51	0.0043	42	9.62	6.91	0.74	Wye	0.50	0.45	0.21	13.03	567.69	567.31	N/A	N/A
52.91	0.00	52.91		0.00	0.70	0.00	7.15	13.03	100	9.28	66.29	0.0043	42	9.62	6.89	0.74	Bend	0.37	0.46	0.13	13.16	567.04	566.81	N/A	N/A
			Total:	10.21																					
STORM LINE "Lat A-1"																									
38.71	38.71	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	571.03	575.1	4.07
38.71	0.00	38.71	C, B-2	1.17	0.70	0.82	0.82	10.00	100	9.20	7.53	0.0051	18	1.77	4.26	0.28	Curb Inlet	1.25	0.00	0.15	10.15	571.03	568.14	N/A	N/A
STORM LINE "Lat A-2"																									
72.82	72.82	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	568.49	570.45	1.96
72.82	0.00	72.82	M	0.21	0.70	0.15	0.15	10.00	100	9.20	1.35	0.0002	18	1.77	0.76	0.01	Grate	1.25	0.00	1.59	11.59	568.48	568.47	N/A	N/A
STORM LINE "Lat A-3"																									
38.71	38.71	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	571.33	575.5	4.17
38.71	0.00	38.71	A, B-1	0.68	0.70	0.48	0.48	10.00	100	9.20	4.38	0.0017	18	1.77	2.48	0.10	Curb Inlet	1.25	0.00	0.26	10.26	569.16	569.09	N/A	N/A
STORM LINE "Lat A-4"																									
38.71	38.71	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	573.71	575.8	2.09
38.71	0.00	38.71	J, OS-1	1.80	0.70	1.26	1.26	10.00	100	9.20	11.59	0.0120	18	1.77	6.56	0.67	Grate	1.25	0.00	0.10	10.10	572.87	572.41	N/A	N/A
STORM LINE "Lat A-5"																									
20.68	20.68	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	574.47	575.5	1.03
20.68	0.00	20.68	I	1.56	0.70	1.09	1.09	10.00	100	9.20	10.04	0.0090	18	1.77	5.68	0.50	Curb Inlet	1.25	0.00	0.06	10.06	573.31	573.12	N/A	N/A

STORM SYSTEM B

STORM SEWER CALCULATIONS

RUNOFF COLLECTION POINT (INLET OR MANHOLE) Upstream Station	Downstream Station	Distance Between Collection Points	INCREMENTAL DRAINAGE AREA Area No.	Drainage Area "A" (Acres)	Runoff Coeff. "C"	Incremental "CA"	Accumulated "CA"	Time at Upstream Station (minutes)	Design Storm Frequency (years)	Intensity "I" (in/hr)	Storm Water Runoff "Q" (cfs)	Slope of Hydraulic Gradient "S" (ft/ft)	Storm Sewer Size (inches)	Box/Pipe Area	Velocity in Sewer Between Connection Points "V" (fps)	Velocity Head Loss at Upstream Station	Structure Type	Head Loss Coeff. Kj	Inlet, Manhole, Bends or Junction Box Losses	Flow Time in Sewer (minutes)	Time at Downstream Station (minutes)	HGL Elevation Upstream Elevation (ft)	Downstream Elevation (ft)	Top of Curb Elevation (ft)	HGL Depth Below ToC (ft)
1	2	3	4	5	6	8	9	10	11	12	13	14	18	19	20	21	22	23	24	25	26	27	28	29	30
STORM LINE "B"																									
1173.88	1173.88	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	573.50	575.40	1.90
1173.88	848.00	325.88	H	1.58	0.70	1.11	1.11	10.00	100	9.80	10.84	0.0023	24	3.14	3.45	0.18	Curb Inlet	1.25	0.00	1.57	11.57	573.27	572.53	N/A	N/A
848.00	348.00	500.00	G, OS-3A	1.44	0.70	1.01	2.11	11.57	100	9.55	20.18	0.0079	24	3.14	6.42	0.64	Junction	0.50	0.55	1.30	12.87	571.98	568.04	N/A	N/A
348.00	241.62	106.38	F, E-2, OS-3B	1.04	0.70	0.73	2.84	12.87	100	9.34	26.55	0.0041	30	4.91	5.41	0.45	Junction	0.25	0.29	0.33	13.20	567.75	567.31	N/A	N/A
241.62	229.40	12.22	O	0.42	0.70	0.29	3.14	13.20	100	9.29	29.13	0.0019	36	7.07	4.12	0.26	Wye	0.50	0.04	0.05	13.25	567.27	567.25	N/A	N/A
229.40	0.00	229.40	D, E-1	1.07	0.70	0.75	3.89	13.20	100	9.29	36.08	0.0029	36	7.07	5.10	0.40	Wye	0.50	0.27	0.75	13.95	566.97	566.31	N/A	N/A
			Total:	5.55																					
STORM LINE "Lat B-1"																									
38.71	38.71	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	570.42	574.50	4.08
38.71	0.00	38.71	D, E-1	1.07	0.70	0.75	0.75	10.00	100	9.20	6.89	0.0043	18	1.77	3.90	0.24	Curb Inlet	1.25	0.00	0.17	10.17	570.42	567.25	N/A	N/A
STORM LINE "Lat B-2"																									
63.89	63.89	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	570.99	573.30	2.31
63.89	0.00	63.89	O	0.42	0.70	0.29	0.29	10.00	100	9.20	2.70	0.0007	18	1.77	1.53	0.04	Curb Inlet	1.25	0.00	0.70	10.70	570.99	567.31	N/A	N/A
STORM LINE "Lat B-3"																									
38.71	38.71	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	571.24	575.50	4.26
38.71	0.00	38.71	F, E-2, OS-3B	1.04	0.70	0.73	0.73	10.00	100	9.20	6.69	0.0040	18	1.77	3.79	0.22	Curb Inlet	1.25	0.00	0.17	10.17	571.24	568.04	N/A	N/A
STORM LINE "Lat B-4"																									
38.71	38.71	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	573.34	575.80	2.46
38.71	0.00	38.71	G, OS-3A	1.44	0.70	1.01	1.01	10.00	100	9.20	9.27	0.0077	18	1.77	5.25	0.43	Curb Inlet	1.25	0.00	0.12	10.12	572.83	572.53	N/A	N/A

INLET CALCULATION TABLE

Inlet ID	Location: Alignment	Station	Offset	Design Freq	C	Area Runoff: Time of Concentration Tc	Intensity I	Area A	Runoff Q	Inlets Capacity: Inlet Length: Required $L_{Req'd}$	Actual L_{actual}	Inlet Capacity Q_C
				(yr)		(min)	(in/hr)	(acres)	(cfs)	(ft)	(ft)	(cfs)
(1)	(2)	(3)	(4)	100	(6)	(7)	(8)	(9)	(10)	(32)	(33)	(34)
A1	A-1	0+38.71	N/A	100	0.7	10	9.8	1.17	8.03	6.28	10	11.06
A2	A-2	0+72.82	N/A	100	0.7	10	9.8	0.21	1.44	14.75	35.73	3.49
A3	A-3	0+38.71	N/A	100	0.7	10	9.8	0.68	4.66	2.13	10	11.06
A4	A-4	0+38.71	N/A	100	0.7	10	9.8	1.8	12.35	11.59	15	15.12
A5	A-5	0+20.68	N/A	100	0.7	10	9.8	1.56	10.70	9.56	10	11.06
A6	A	12+01.93	N/A	101	0.7	10	9.8	4.79	32.86	9.1	16	57.76
B1	B-1	0+38.71	N/A	100	0.7	10	9.8	1.07	7.34	5.43	10	11.06
B2	B-2	0+63.89	N/A	100	0.7	10	9.8	0.42	2.88	29.51	31.59	3.08
B3	B-3	0+38.70	N/A	100	0.7	10	9.8	0.98	6.72	4.66	10	11.06
B4	B-4	0+38.72	N/A	100	0.7	10	9.8	1.44	9.88	8.55	10	11.06
B5	B	11+73.88	N/A	100	0.7	10	9.8	1.58	10.84	9.73	10	11.06

CITY BENCHMARKS USED FOR CONTROL

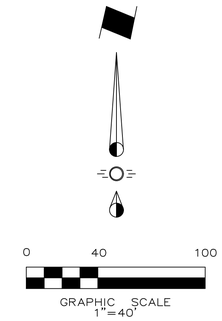
COR–6 = Aluminum disk stamped "City of Rockwall Survey Monument" in grass median +/– 387 feet west of the intersection of John King Boulevard and Airport Road. +/– 100 feet south of Airport Centerline.
Elev. = 558.61

COR–9 = Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeast corner of a curb inlet. +/– 180 feet east of the intersection of Discovery Boulevard and Corporate Drive.
Elev. = 595.63

BENCHMARK:

BM–1 = "X" in northeast corner of a concrete curb inlet on the north side of Discovery Boulevard and near the southwest corner of the subject property.
Elev.=590.29

BM–2 = "X" in concrete sidewalk on the south side of Corporate Drive and also being the northeast corner of the subject property.
Elev.=578.49



SECTION A–A (From Drainage Area Map)

Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Thursday, Sep 20 2018

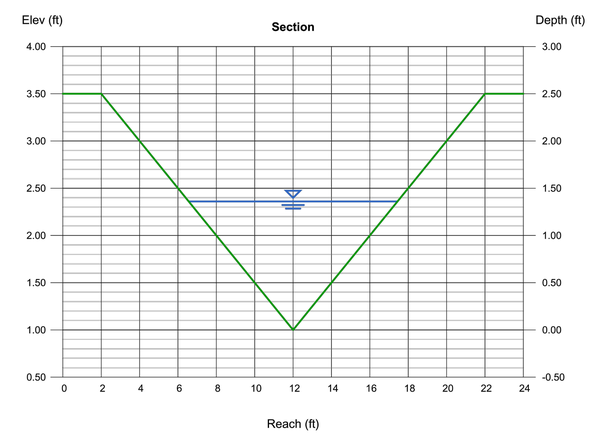
<Name>

Triangular
Side Slopes (z:1) = 4.00, 4.00
Total Depth (ft) = 2.50

Invert Elev (ft) = 1.00
Slope (%) = 1.00
N-Value = 0.025

Calculations
Compute by: Known Q
Known Q (cfs) = 32.86

Highlighted
Depth (ft) = 1.36
Q (cfs) = 32.86
Area (sqft) = 7.40
Velocity (ft/s) = 4.44
Wetted Perim (ft) = 11.21
Crit Depth, Yc (ft) = 1.34
Top Width (ft) = 10.88
EGL (ft) = 1.67



All responsibility for adequacy of these drawings rests with the design engineer. The City of Rockwall, in releasing plans for construction, assumes no responsibility for adequacy or accuracy of design.

To the best of our knowledge this plan is As–Built. This information provided is based on surveying at the site and information provided by the contractor.

The original sealed drawings are on file at
Cross Engineering Consultants
131 S. Tennessee Street
McKinney, Texas 75069
(972) 562–4409
Record Drawings Prepared On:
02/05/2020

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5 07/11/2018	11 09/19/2019	5	
6 07/12/2018	12	6	

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131 S. Tennessee St. McKinney, Texas 75069
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Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=40'

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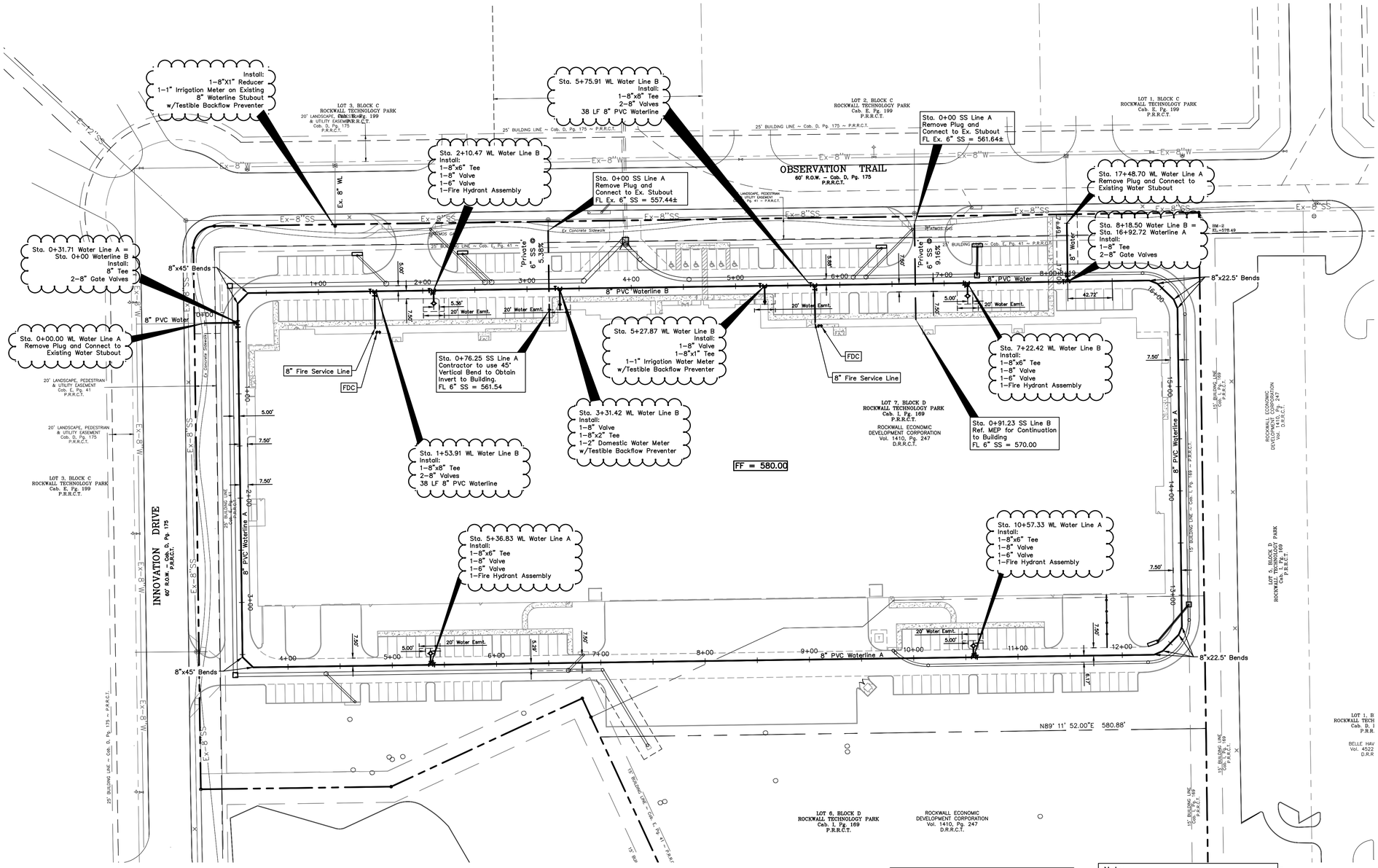
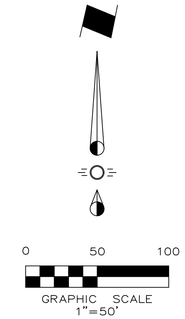
STORM CALCULATIONS
INTERSTATE WIRE
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL, TEXAS

Sheet No. C4-6
Project No. 18004

INTERSTATE WIRE

Z:\PROJECTS\2018 Job Files\18004 Interstate Wire - Rockwall\18004 Storm Plan.dwg 2/5/2020 11:40:43 AM, dwd





WATER & SANITARY SEWER NOTES

1. All materials and construction shall be in accordance with the City of Rockwall Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (4th Edition), and to the regulations of The Texas Commission on Environmental Quality.

2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.

3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.

4. All sewer lines shall be PVC SDR-35.

5. All manhole rim grades must match finished grade in paved areas. Manholes constructed in landscape areas must have a final rim grade six inches (6") above final grade.

6. All water pipe 8" and larger shall be Class 150 DR 14 PVC water pipe, conforming to AWWA C900 standards, except Fire Line.

7. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.

8. Fire sprinkler line shall be sized and installed by a state licensed contractor. Fire Line shown for reference only.

9. Fire protection rooms shall have no roof access, mopsinks, electrical panels, storage. Fire Protection rooms are for Fire Alarm and Control systems uses.

10. Each water meter to have appropriate backflow prevention installed per City of Rockwall Standards after the water meter, outside the public easement.

11. Contractor to install blue EMS disks on the water line at every change in direction, connection, valve and fire hydrant.

LEGEND

- Proposed S.S. Line
- Proposed Water Line
- Proposed Fire Hydrant
- Proposed Water Tee
- Proposed Water Valve
- Proposed Water Bend
- Proposed Blow Off Valve
- Existing Fire Hydrant
- SS — Existing S.S. Line
- W — Existing Water Line
- UE — Existing Underground Elec
- GAS — Existing Gas Line

Private Utility Note:
"ALL SANITARY SEWER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT AND INSTALLED BY A LICENSED PLUMBER."

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

CAUTION!!
Existing Utilities in Area. Contractor shall determine location and elevation of all utilities prior to construction
Contractor shall inform Engineer of any conflicts prior to construction.

To the best of our knowledge this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

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McKinney, Texas 75069
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CITY BENCHMARKS USED FOR CONTROL

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BENCHMARK:

BM-1 = "X" in northeast corner of a concrete curb inlet on the north side of Discovery Boulevard and near the southwest corner of the subject property.
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BM-2 = "X" in concrete sidewalk on the south side of Corporate Drive and also being the northeast corner of the subject property.
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131 S. Tennessee St. McKinney, Texas 75069
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UTILITY PLAN

INTERSTATE WIRE

ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL, TEXAS

Sheet No.
C5-1

Project No.
18004

INTERSTATE WIRE

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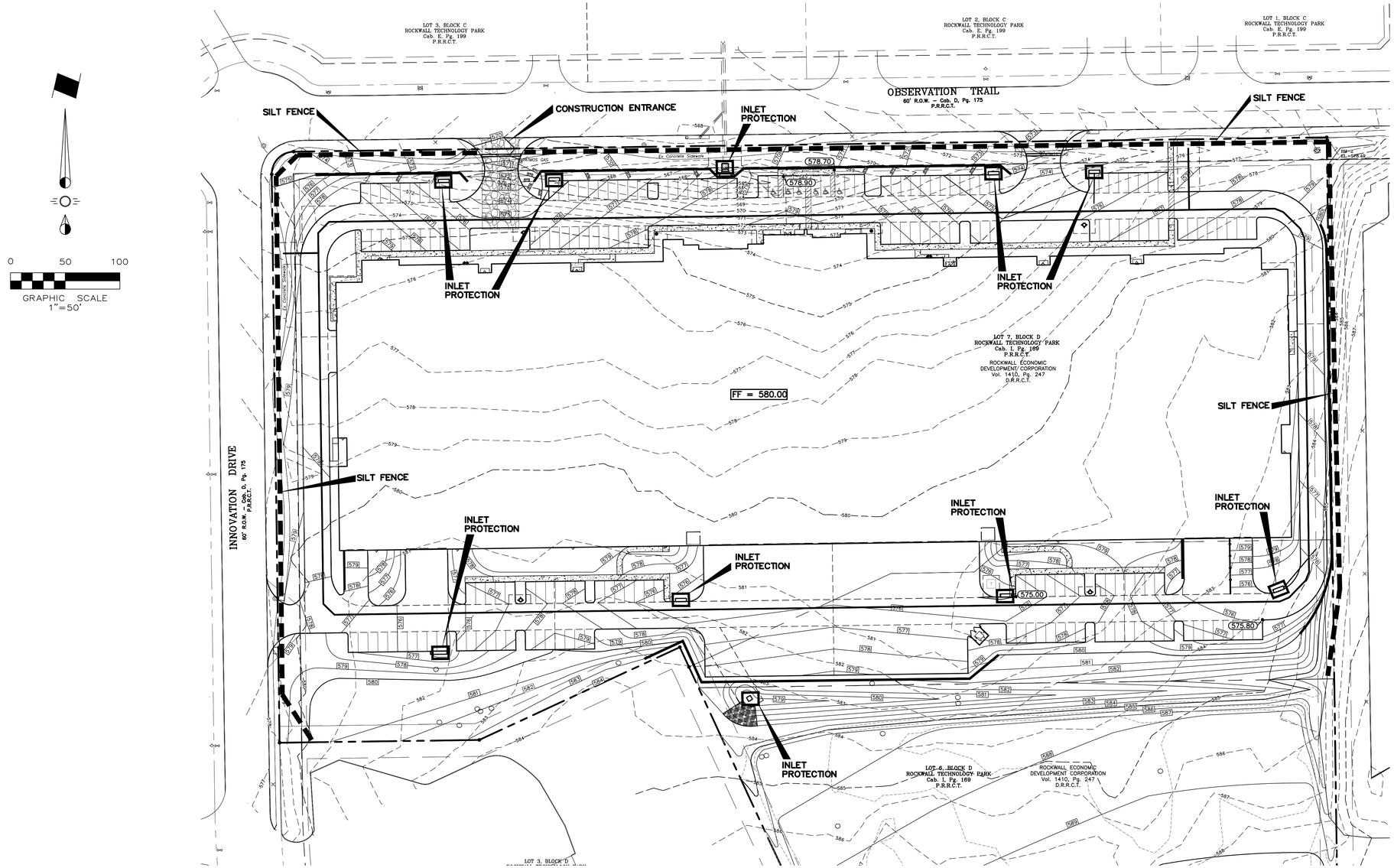

0 50 100
GRAPHIC SCALE
1"=50'

STORMWATER POLLUTION PREVENTION NOTES

1. It is the intent of the information provided on this sheet to be used as the general guidelines of the storm water pollution prevention plan for this project to establish a minimum basis of compliance with federal regulations.

The storm water pollution prevention plan shall meet the requirements for storm water discharges from construction sites published in the tpdes general permit no. Txr 150000, dated March 5, 2013, issued pursuant to section 26.040 of the texas water code and section 402 of the clean water act, by the texas commission on environmental quality (tceq).

2. The storm water pollution prevention plan should address three goals:
   a) diversion of upslope water around disturbed areas of the site;
   b) limit the exposure of disturbed areas to the shortest duration possible; and
   c) removal of sediment from storm water before it leaves the site.

3. The contractor shall have the storm water pollution prevention plan available onsite.

4. The contractor must amend plans whenever there is a change in design, construction, operation, or maintenance of the plan, or when the existing plan proves ineffective. Modifications including design and all additional materials and work shall be accomplished by the contractor at no additional expense to the owner.

5. Stabilization measures are to be inspected at a minimum of once every 7 days and within 24 hours after any storm event greater than .05 inches. Repairs and inadequacies revealed by the inspection must be implemented within 1 calendar day following the inspection. Rain gauge shall be placed on–site to measure and record.

6. An inspection report that summarizes inspection activates and implementation of the storm water pollution prevention plan shall be retained and made part of the plan.

7. All contractors and subcontractors identified in the plan must certify as to an understanding of the npdes general permit before conducting any activity identified in the pollution prevention plan.

8. The contractor shall adopt appropriate construction site management practices to prevent the discharge of oils, grease, paints, gasoline, and other pollutants to storm water. Appropriate practices can include:
Designating areas for equipment maintenance and repair; regular collection of wastes; conveniently located waste receptacles; and designating and controlling equipment washdown.

9. The contractor shall amend or modify this plan as required by construction means, methods, and sequence. Modifications shall not compromise the intent of the requirements of the law and this plan. Modifications shall not be basis for additional cost to the owner.

10. Areas of construction elsewhere on the jobsite shall conform to the detail shown on the plans.

11. Borrow areas, if excavated, shall be protected and stabilized utilizing the plan details. All work shall conform to governmental requirements and become part of the storm water pollution prevention plan (swp3). This work shall be done by the contractor at no additional expense to the owner.

12. All non–paved areas shall be mulched and seeded with erosion protection immediately upon completion of final grading. This includes all ditches and embankments. The contractor shall maintain final grading and keep seeded areas watered until fully established and accepted by owner.

13. The contractor shall construct a stabilized construction entrance/exit at designated traffic entrance/exit points prior to entering/exiting onto any paved roadway.

14. The contractor shall construct a silt fence at all locations shown on plans. The silt fence shall be constructed as detailed this sheet.

15. All disturbed ground areas shall be re–vegetated with a combination of perennial rye and bermuda, upon completion of final grading.

16. 75%–80% of all disturbed area to have a minimum 1" stand of grass (no rye or weeds) prior to engineering acceptance/co.

17. All Right–of–ways to be sodded prior to acceptance.

LOT AREA = 11.153 ACRES
DISTURBED AREA = 11.2 ACRES

PHASING

1. INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE
2. INSTALL INLET PROTECTION WHEN INLET AND FRONT PAVING ARE COMPLETE.
3. REMOVE SILT FENCE AT PAVING CONNECTION POINTS FOR DRIVE CONNECTIONS.
4. REMOVE CONSTRUCTION ENTRANCE AFTER ALL INTERIOR CONSTRUCTION IS COMPLETE AND POUR ENTRY PAVING.
5. REMOVE SILT FENCE AND INLET PROTECTION WHEN PERMANENT BMP'S ARE IN PLACE.

LEGEND

- SILT FENCE
- INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE

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ARCHITECT:

DB Constructors, Inc.
2400 Great Southwest Parkway
Fort Worth, Texas 76106
Phone (817) 626–7300
Contact: Matthew Peterson

ENGINEER:

Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562–4409
Fax (972) 562–4471
Contact: Dwayne Zinn, P.M.

DEVELOPER/OWNER:

J R Fleming Investments, LLC
10355 Sanden Lane
Dallas, TX. 75238
Phone (214) 533–1311
Contact: Jeff Fleming

To the best of our knowledge this plan is As–Built. This information provided is based on surveying at the site and information provided by the contractor.

The original sealed drawings are on file at the office of:
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EROSION CONTROL PLAN

INTERSTATE WIRE

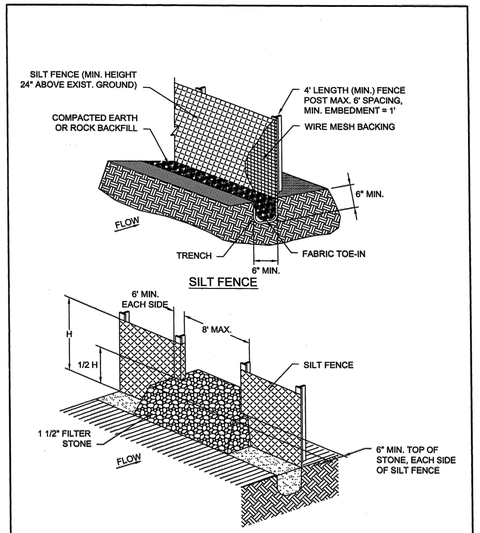
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL, TEXAS

Sheet No.
C6-1

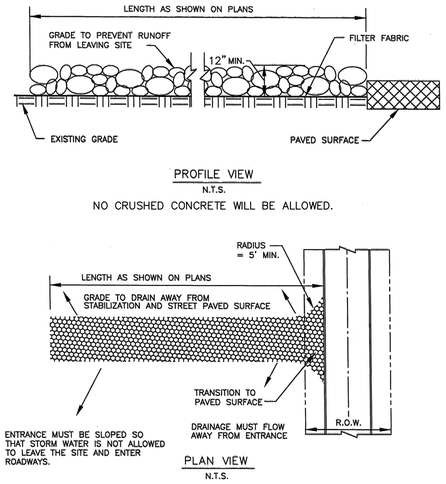
Project No.
18004

INTERSTATE WIRE

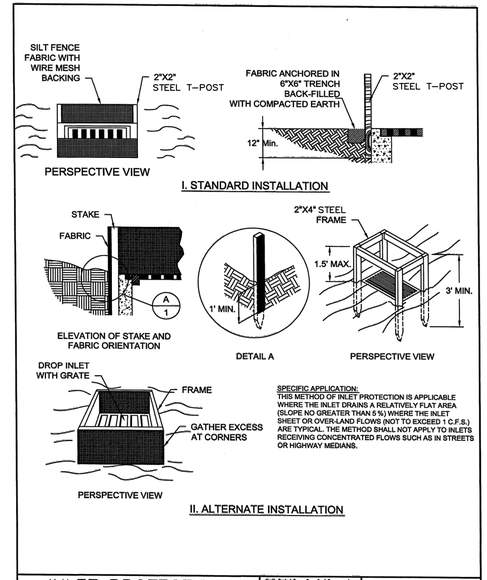
Z:\PROJECTS\2018 Job Files\18004 Interstate Wire - Rockwall\18004 Erosion Control Plan.dwg 2/5/2020 11:39:56 AM, dwzinn



SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.5	
		DATE OCT. '04	STANDARD DRAWING NO. 1020A



STABILIZED CONSTRUCTION ENTRANCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.10	
		DATE OCT. '04	STANDARD DRAWING NO. 1070A



INLET PROTECTION FILTER BARRIER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.14	
		DATE OCT. '04	STANDARD DRAWING NO. 1120

SILT FENCE GENERAL NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT. "POST SHALL BE METAL, NO WOODEN POST ALLOWED"

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED. "FILTER STONE SHALL BE WRAPPED IN FILTER" FABRIC AND BURIED MIN. OF (6) INCHES."
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.5	
		DATE OCT. '04	STANDARD DRAWING NO. 1020B

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 4 TO 6 INCH DIAMETER COARSE AGGREGATE. NO CRUSHED CONCRETE WILL BE ALLOWED.

2. MINIMUM LENGTH SHALL BE (50) FEET, AND MIN. WIDTH SHALL BE (20) FEET.
3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.

4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.

9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

10. NO CRUSHED CONCRETE WILL BE ALLOWED.

STABILIZED CONSTRUCTION ENTRANCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.11	
		DATE OCT. '04	STANDARD DRAWING NO. 1070B

STORMWATER POLLUTION PREVENTION NOTES

1. It is the intent of the information provided on this sheet to be used as the general guidelines of the storm water pollution prevention plan for this project to establish a minimum basis of compliance with federal regulations.

The storm water pollution prevention plan shall meet the requirements for storm water discharges from construction sites published in the tpdes general permit no. Txr 150000, dated March 5, 2013, issued pursuant to section 26.040 of the texas water code and section 402 of the clean water act, by the texas commission on environmental quality (tceq).

2. The storm water pollution prevention plan should address three goals:
a) diversion of upslope water around disturbed areas of the site;
b) limit the exposure of disturbed areas to the shortest duration possible; and
c) removal of sediment from storm water before it leaves the site.

3. The contractor shall have the storm water pollution prevention plan available onsite.

4. The contractor must amend plans whenever there is a change in design, construction, operation, or maintenance of the plan, or when the existing plan proves ineffective. Modifications including design and all additional materials and work shall be accomplished by the contractor at no additional expense to the owner.

5. Stabilization measures are to be inspected at a minimum of once every 7 days and within 24 hours after any storm event greater than .05 inches. Repairs and inadequacies revealed by the inspection must be implemented within 1 calendar day following the inspection. Rain gauge shall be placed on-site to measure and record.

6. An inspection report that summarizes inspection activates and implementation of the storm water pollution prevention plan shall be retained and made part of the plan.

7. All contractors and subcontractors identified in the plan must certify as to an understanding of the npdes general permit before conducting any activity identified in the pollution prevention plan.

8. The contractor shall adopt appropriate construction site management practices to prevent the discharge of oils, grease, paints, gasoline, and other pollutants to storm water. Appropriate practices can include:
Designating areas for equipment maintenance and repair; regular collection of wastes; conveniently located waste receptacles; and designating and controlling equipment washdown.

9. The contractor shall amend or modify this plan as required by construction means, methods, and sequence. Modifications shall not compromise the intent of the requirements of the law and this plan. Modifications shall not be basis for additional cost to the owner.

10. Areas of construction elsewhere on the jobsite shall conform to the detail shown on the plans.

11. Borrow areas, if excavated, shall be protected and stabilized utilizing the plan details. All work shall conform to governmental requirements and become part of the storm water pollution prevention plan (swp3). This work shall be done by the contractor at no additional expense to the owner.

12. All non-paved areas shall be mulched and seeded with erosion protection immediately upon completion of final grading. This includes all ditches and embankments. The contractor shall maintain final grading and keep seeded areas watered until fully established and accepted by owner.

13. The contractor shall construct a stabilized construction entrance/exit at designated traffic entrance/exit points prior to entering/exiting onto any paved roadway.

14. The contractor shall construct a silt fence at all locations shown on plans. The silt fence shall be constructed as detailed this sheet.

15. All disturbed ground areas shall be re-vegetated with a combination of perennial rye and bermuda, upon completion of final grading.

16. 75%-80% of all disturbed area to have a minimum 1" stand of grass (no rye or weeds) prior to engineering acceptance/co.

17. All Right-of-ways to be sodded prior to acceptance.

To the best of our knowledge this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

The original sealed drawings are on file at the office of:
Cross Engineering Consultants
131 S. Tennessee Street
McKinney, Texas 75069
(972) 562-4409
Record Drawings Prepared On:
02/05/2020

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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.

Issue Dates:	Issue Dates:	Revisions:	Date:
1 03/20/2018	7 08/20/2018	1 Grading	10-7-19
2 05/02/2018	8 09/07/2018	2	
3 05/15/2018	9 09/20/2018	3	
4 06/13/2018	10 10/12/2018	4	
5 07/11/2018	11 09/19/2019	5	
6 07/12/2018	12	6	

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=50'

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EROSION CONTROL DETAILS

INTERSTATE WIRE

ROCKWALL TECHNOLOGY PARK

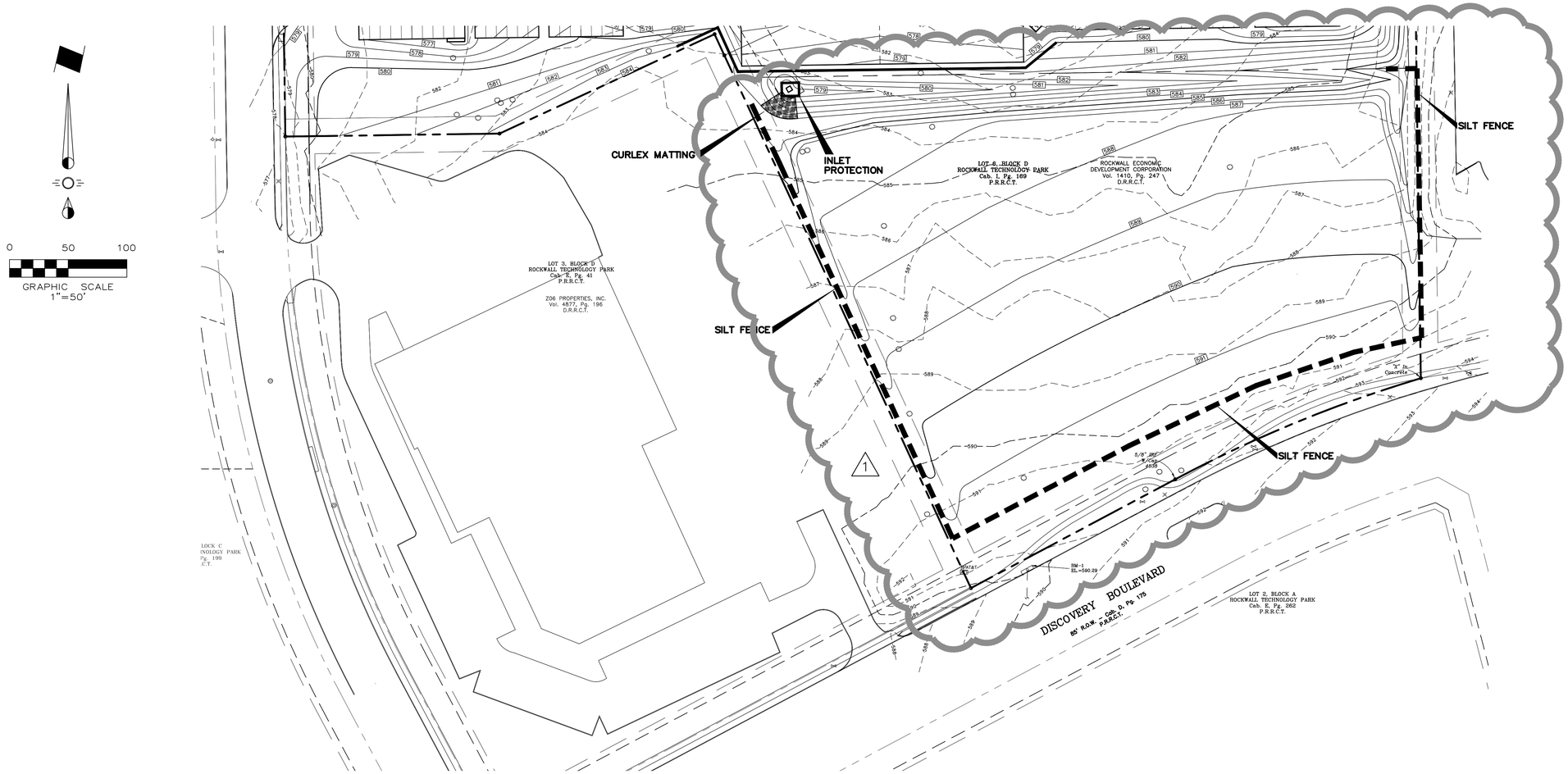
CITY OF ROCKWALL, TEXAS

Sheet No. C6-2

Project No. 18004

INTERSTATE WIRE

Z:\PROJECTS\2018 Job Files\18004 Interstate Wire - Rockwall\18004 Erosion Control Plan.dwg 2/5/2020 11:38:29 AM, cford



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2. The storm water pollution prevention plan should address three goals:
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4. The contractor must amend plans whenever there is a change in design, construction, operation, or maintenance of the plan, or when the existing plan proves ineffective. Modifications including design and all additional materials and work shall be accomplished by the contractor at no additional expense to the owner, and must be approved by the Rockwall Engineering Department.

5. Stabilization measures are to be inspected at a minimum of once every 7 days and within 24 hours after any storm event greater than .05 inches. Repairs and inadequacies revealed by the inspection must be implemented within 1 calendar day following the inspection. Rain gauge shall be placed on-site to measure and record.

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11. Borrow areas, if excavated, shall be protected and stabilized utilizing the plan details. All work shall conform to governmental requirements and become part of the storm water pollution prevention plan (swp3). This work shall be done by the contractor at no additional expense to the owner.

12. All non-paved areas shall be mulched and seeded with erosion protection immediately upon completion of final grading. This includes all ditches and embankments. The contractor shall maintain final grading and keep seeded areas watered until fully established and accepted by owner and the city.

13. The contractor shall construct a stabilized construction entrance/exit at designated traffic entrance/exit points prior to entering/exiting onto any paved roadway. (Entrance on Lot 9)

14. The contractor shall construct a silt fence at all locations shown on plans. The silt fence shall be constructed as detailed this sheet.

15. All disturbed ground areas shall be re-vegetated with a combination of perennial rye and bermuda, upon completion of final grading.

16. 75%-80% of all disturbed area to have a minimum 1" stand of grass (no rye or weeds) prior to engineering acceptance/co.

17. All Right-of-ways to be sodded prior to acceptance.

LEGEND

- SILT FENCE
- INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE
- CURLEX MAT TO BE PLACED

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.

LOT AREA = 11.153 ACRES
DISTURBED AREA = 11.2 ACRES

PHASING

1. INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE
2. INSTALL INLET PROTECTION WHEN INLET AND FRONT PAVING ARE COMPLETE.
3. REMOVE SILT FENCE AT PAVING CONNECTION POINTS FOR DRIVE CONNECTIONS.
4. REMOVE CONSTRUCTION ENTRANCE AFTER ALL INTERIOR CONSTRUCTION IS COMPLETE AND POUR ENTRY PAVING.
5. REMOVE SILT FENCE AND INLET PROTECTION WHEN PERMANENT BMP'S ARE IN PLACE.

ARCHITECT:

DB Constructors, Inc.
2400 Great Southwest Parkway
Fort Worth, Texas 76106
Phone (817) 626-7300
Contact: Matthew Peterson

ENGINEER:

Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Dwayne Zinn, P.M.

DEVELOPER/OWNER:

J R Fleming Investments, LLC
10355 Sanden Lane
Dallas, TX. 75238
Phone (214) 533-1311
Contact: Jeff Fleming

To the best of our knowledge this plan is As-Built. This information provided is based on surveying at the site and information provided by the contractor.

The original sealed drawings are on file at the office of:
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02/05/2020

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1 REVISED GRADING ON LOT 8

Issue Dates:	Issue Dates:	Revisions:	Date:
1 03/20/2018	7 08/20/2018	1 Grading	10-7-19
2 05/02/2018	8 09/07/2018	2	
3 05/15/2018	9 09/20/2018	3	
4 06/13/2018	10 10/12/2018	4	
5 07/11/2018	11 09/19/2019	5	
6 07/12/2018	12	6	

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=50'

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EROSION CONTROL PLAN
INTERSTATE WIRE
ROCKWALL TECHNOLOGY PARK
CITY OF ROCKWALL, TEXAS

Sheet No. C6-3
Project No. 18004

INTERSTATE WIRE

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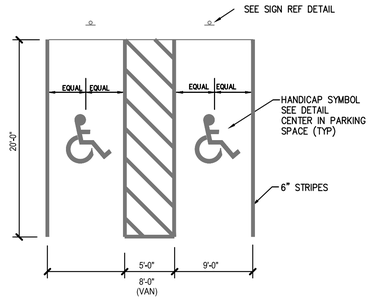
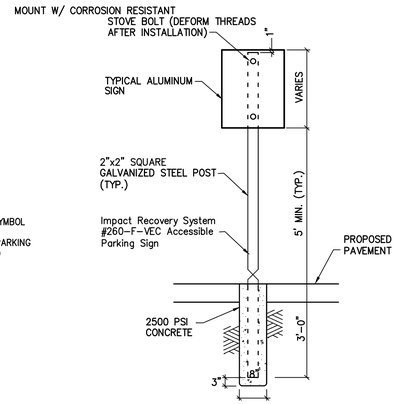


HANDICAP STRIPING DETAIL

N.T.S.



TYPICAL SIGNAGE MOUNTING DETAIL

N.T.S.

COLORS:
LETTERS AND BORDER– GREEN
SYMBOL ON BLUE BACKGROUND
SIGN BACKGROUND–WHITE

NOTES:

1. SPACING BETWEEN LETTERS, COLORS, AND PROCESSES SHALL CONFORM STANDARD HIGHWAY AND SIGN DESIGNS FOR TEXAS.
2. INSTALL 2' BACK OF CURB OR WHEEL STOPS, UNLESS OTHERWISE INDICATED.
3. VAN–ACCESSIBLE SIGNAGE ON VAN SPACES ONLY.

TYPICAL SIGNAGE DETAIL TYPE I

N.T.S.

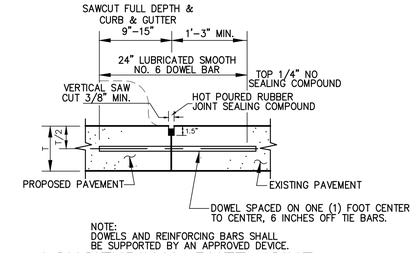
COLORS:
LETTERS AND BORDER– GREEN
SYMBOL ON BLUE BACKGROUND
SIGN BACKGROUND–WHITE

NOTES:

1. SPACING BETWEEN LETTERS, COLORS, AND PROCESSES SHALL CONFORM STANDARD HIGHWAY AND SIGN DESIGNS FOR TEXAS.
2. INSTALL 2' BACK OF CURB OR WHEEL STOPS, UNLESS OTHERWISE INDICATED.
3. VAN–ACCESSIBLE SIGNAGE ON VAN SPACES ONLY.

TYPICAL SIGNAGE DETAIL TYPE II

N.T.S.



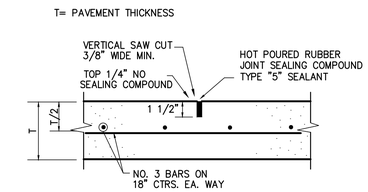
NOTE:
DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

LONGITUDINAL BUTT JOINT

N.T.S.

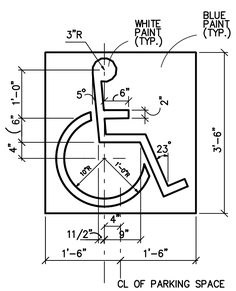
NOTES:

1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
4. DRILLED BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.



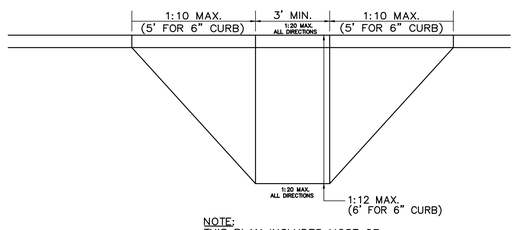
MAXIMUM SPACING IS 15' CTRS. (TYP.)

SAWED DUMMY (CONTROL) JOINT



HANDICAP SYMBOL DETAIL

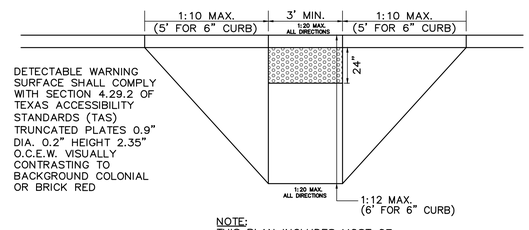
N.T.S.



NOTE:
THIS PLAN INCLUDES MOST OF THE MAJOR ITEMS RELATED TO CURB RAMPS. REFER TO THE TEXAS ACCESSIBILITY STANDARDS FOR COMPLETE INFORMATION.

HANDICAP RAMP DETAIL (PRIVATE USE ONLY)

N.T.S.



NOTE:
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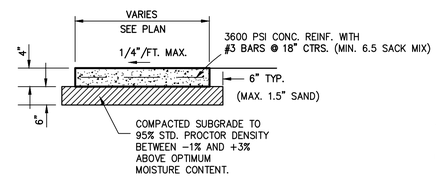
HANDICAP RAMP DETAIL (R.O.W. USE ONLY)

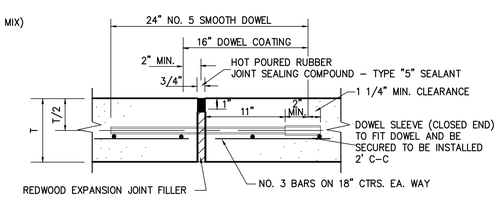
N.T.S.



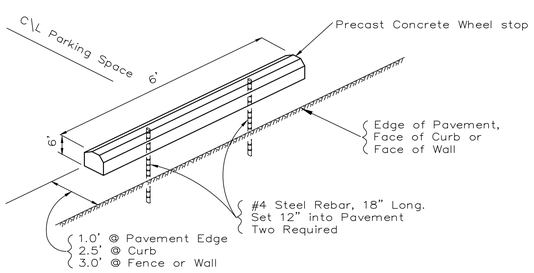
SIDEWALK DETAIL

N.T.S.

NOTE:
DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

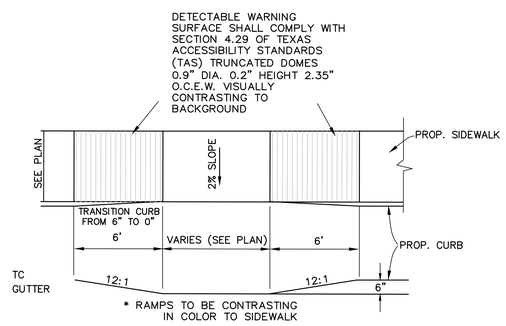


EXPANSION JOINT



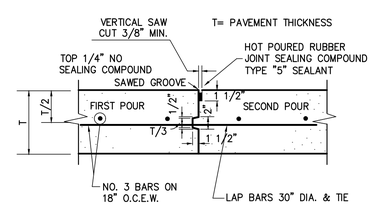
WHEEL STOP DETAIL

N.T.S.

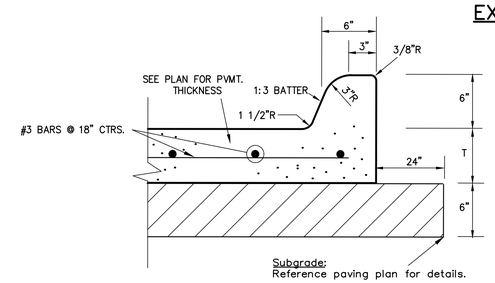


HANDICAP RAMP DETAIL (PRIVATE USE ONLY)

N.T.S.



CONSTRUCTION JOINT



PAVEMENT SECTION WITH CURB

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02/05/2020

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CITY BENCHMARKS USED FOR CONTROL

COR–6 = Aluminum disk stamped "City of Rockwall Survey Monument" in grass median +/– 387 feet west of the intersection of John King Boulevard and Airport Road. +/– 100 feet south of Airport Centerline.
Elev. = 558.61

COR–9 = Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeast corner of a curb inlet. +/– 180 feet east of the intersection of Discovery Boulevard and Corporate Drive.
Elev. = 595.63

BENCHMARK:

BM–1 = "X" in northeast corner of a concrete curb inlet on the north side of Discovery Boulevard and near the southwest corner of the subject property.
Elev.=590.29

BM–2 = "X" in concrete sidewalk on the south side of Corporate Drive and also being the northeast corner of the subject property.
Elev.=578.49

Issue Dates:	Issue Dates:	Revisions:	Date:
1 03/20/2018	7 08/20/2018	1 Grading	10-7-19
2 05/02/2018	8 09/07/2018	2	
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CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. McKinney, Texas 75069
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Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	NONE

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DETAILS

INTERSTATE WIRE

ROCKWALL TECHNOLOGY PARK

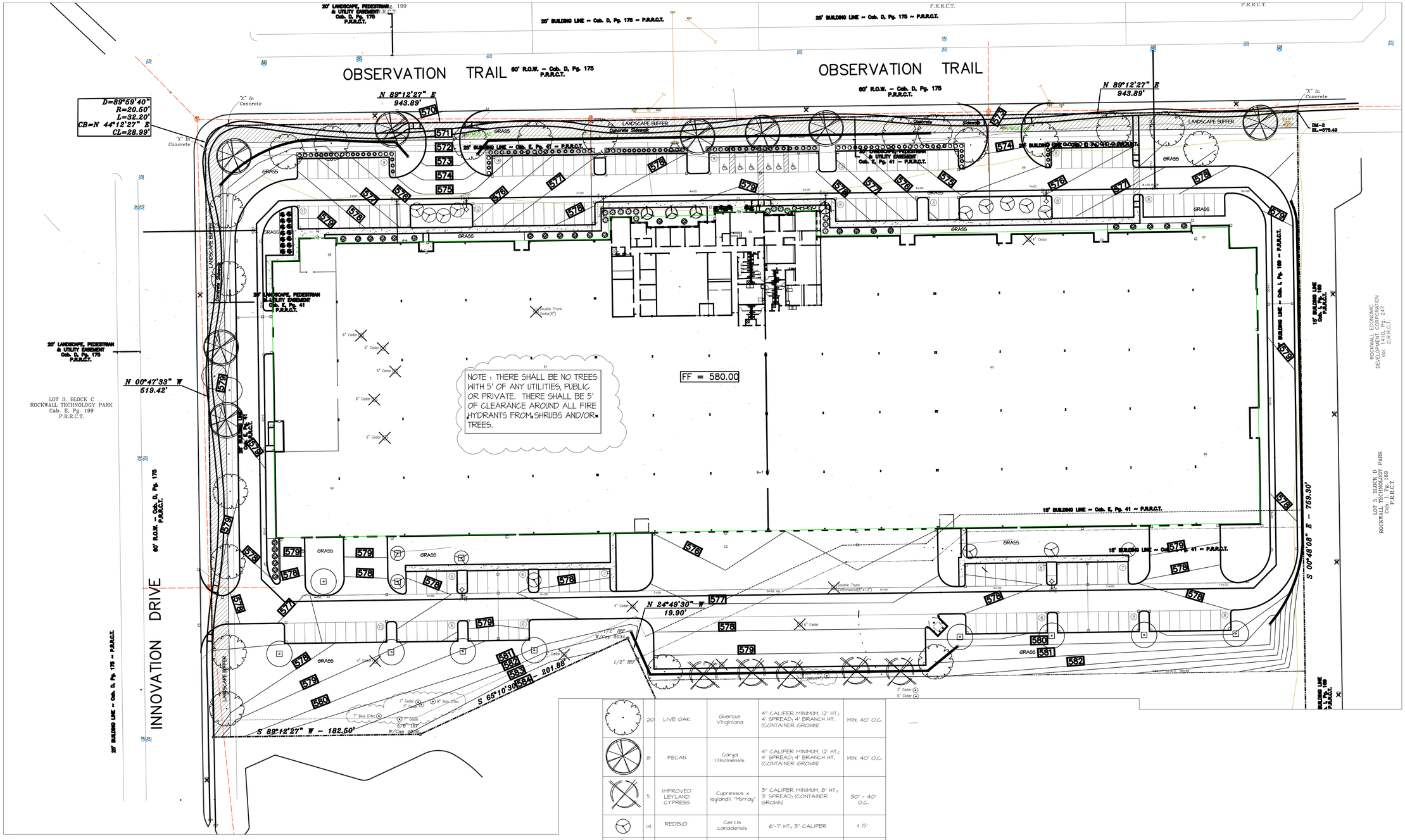
CITY OF ROCKWALL, TEXAS

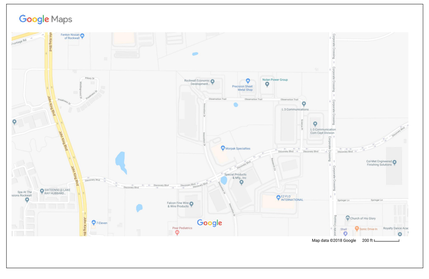
Sheet No. C7-1

Project No. 18004

INTERSTATE WIRE

Z:\PROJECTS\2018 Job Files\18004 Interstate Wire - Rockwall\18004 Details.dwg 2/5/2020 11:27:34 AM, cford





SITE TABULATIONS :

PROPOSED LAND USE :	(LI) LIGHT INDUSTRIAL
TOTAL SITE AREA :	11.155 AC (485,927 SF)

BUILDING :
MAXIMUM ALLOWABLE BUILDING COVERAGE AS A PERCENTAGE OF LOT AREA : 60%
BUILDING FOOTPRINT : 228,115 SF
BUILDING COVERAGE : 46.9%

SITE :
MAXIMUM AMOUNT OF IMPERVIOUS COVERAGE AS A PERCENTAGE OF LOT AREA : 90% TO 95%
ROADS, SIDEWALKS, AND PARKING : 134,290 SF
BUILDING FOOTPRINT : 228,115 SF
TOTAL IMPERVIOUS COVERAGE : 362,405 SF
IMPERVIOUS COVERAGE : 74.6%

	20	LIVE OAK	Quercus Virginiana	4" CALIPER MINIMUM, 12' HT.; 4' SPREAD; 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	8	PECAN	Carya Illinoinensis	4" CALIPER MINIMUM, 12' HT.; 4' SPREAD; 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	5	IMPROVED LEYLAND CYPRESS	Cupressus x leylandii "Murray"	3" CALIPER MINIMUM, 8' HT.; 3' SPREAD; (CONTAINER GROWN)	30' - 40' O.C.
	14	REDBUD	Cercis canadensis	6'-7' HT.; 3" CALIPER	± 15'
	4	TAUPON HOLLY	Ilex Vomitoria	30 GALLON, FULL/EVEN BRANCHING, MATCHING	± 20'
	11	LIL' GEM MAGNOLIA	Magnolia grandiflora "Little Gem"	30 GALLON, FULL/7' HT. MIN / 3' CANOPY WIDTH, MINIMUM	REF. PLAN
	69	TEXAS SAGE	Leucophyllum frutescens	5 GAL., 36" TALL, FULL/EVEN BRANCHING, MATCHING	± 5'
	66	BARBERRY'S (ROSE GLOW)	Berberis thunbergii f. atropurpurea	3 GAL., CONTAINER FULL	± 5'
	28	NELLIE STEVENS HOLLY	Ilex x "Nellie R. Stevens"	6 GAL., 30" SPREAD	± 15'
	16	ROSEMARY	Rosmarinus officinalis	1 GAL., 18" TALL; 10" WIDE	± 3'-5'
	17	MEXICAN FEATHER GRASS	Nassella tenuissima	2 GAL., 15" SPREAD	± 3'-5'
	6	MEXICAN OREGANO	Verbenaceae Lippia graveolens	1 GAL., 18" SPREAD	± 4'

1 LANDSCAPE PLAN
0 40' 80'
Scale: 1" = 40'-0"
SCALE: 1 : 40

REGISTERED ARCHITECT MATTHEW J. PETERSON 21990 STATE OF TEXAS
EXP 30 JUN 19.

MATTHEW J PETERSON, AIA
ARCHITECT / db constructors, Inc.
2400 GREAT SOUTHWEST PARKWAY
FT. WORTH, TEXAS 76106
817 626-7300

STATUS:

CONCEPTUAL SITE PLAN :	10 OCT 2017
REVISED SITE PLAN :	16 NOV 2017
SCHEMATIC DESIGN :	13 DEC 2017
SD REV 1 :	26 DEC 2017
DESIGN DEVELOPMENT :	12 MAR 2018
PRELIMINARY PRICING :	18 APR 2018
ISSUE FOR PERMIT :	26 JULY 2018
PERMIT COMMENTS :	11 SEPT 2018

d/b constructors inc.
GENERAL CONTRACTOR
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-7300
817 626-9305 FAX

NEW FACILITY
for

INTERSTATE WIRE CO, INC. AGAVE WIRE, LTD

2635 OBSERVATION TRAIL
ROCKWALL, TX

LOT 7, BLOCK D &
PARTIAL LOT 6, BLOCK D
ROCKWALL, TX

Drawing Number

L-1.2

BUILDING CODE OR APPLICABLE DESIGN STANDARDS

1. INTERNATIONAL BUILDING CODE, 2015 EDITION

REFERENCED GEOTECHNICAL REPORT IF AVAILABLE/APPLICABLE

1. FIRM: CMJ ENGINEERING, INC.
2. REPORT NUMBER: 172-17-51
3. DATE: 01-22-18
4. ALLOWABLE BEARING CAPACITY(FOOTING): 1500 PSF
5. RECOMMENDED ACTIVE EQUIVALENT FLUID PRESSURE: 34 PSF PER NOTE 3.

GENERAL

1. THESE SPECIFICATIONS ARE APPLICABLE ONLY FOR WALLS 1'-6" TO 9'-0" IN RETAINED HEIGHT (H).

2. TEMPORARY SLOPE - BY BUILDER, AS REQUIRED FOR SAFETY.

3. LOADS AND FACTORS OF SAFETY

ACTIVE PRESSURES USED IN DESIGN FOR THE SOIL BACKFILL WERE DERIVED FROM COULOMB'S THEORY OF SOIL PRESSURE, CORRESPONDING TO A CLEAN GRAVEL-SAND BACKFILL PLACED AS SHOWN WITH AN INTERNAL FRICTION ANGLE OF 33. EQUIVALENT FLUID PRESSURE IS APPROXIMATELY 35 PSF PER FOOT OF RETAINED SOIL DEPTH.

PASSIVE PRESSURES FOR THE SOIL IN FRONT OF THE WALL FOOTING WERE DERIVED FROM COULOMB'S THEORY OF SOIL PRESSURE BASED ON IN-SITU SOIL OR PREPARED COMPACTED FILL PER THE REFERENCED GEOTECHNICAL REPORT ABOVE.

ALLOWABLE BEARING PRESSURES WERE BASED ON THE REFERENCED GEOTECHNICAL REPORT ABOVE. IF NO REPORT WAS MADE AVAILABLE, A MINIMUM ALLOWABLE BEARING PRESSURE OF 1500 PSF WAS USED FOR DESIGN.

SURCHARGE LOADS -UNLESS NOTED OTHERWISE ON THE DETAILS AND SCHEDULES SURCHARGE LOADS ARE NOT EXPECTED FOR STRUCTURES LOCATED WITHIN D=1.5H DISTANCE FROM RETAINING WALLS.

FACTORS OF SAFETY - A FACTOR OF SAFETY OF 2.0 FOR OVERTURNING AND 1.5 FOR SLIDING WAS USED FOR THE DETAILS AND SCHEDULES SHOWN ON THE FOLLOWING SHEETS.

4. UNLESS NOTED OTHERWISE THE RETAINING WALL DETAILS AND SCHEDULES SHOWN DO NOT ACCOUNT FOR GLOBAL SLOPE STABILITY.

IF GLOBAL SLOPE STABILITY IS A CONCERN, A GEOTECHNICALFIRM WITH EXPERIENCE IN GLOBAL STABILITY ANALYSES SHOULD BE RETAINED IN ORDER TO PROVIDE RECOMMENDATIONS FOR THE WALL DESIGN.

5. COMPACTED BACKFILL SHALL BE PROPERLY PLACED AND COMPACTED TO MINIMUM 95 PERCENT OF STANDARD PROCTOR. COMPACTION VERIFICATION BY OTHERS.

6. WEEP HOLE DRAINS - PROVIDE MINIMUM 3"ϕ WEEP HOLES @ 10'-0".

7. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, NOTIFY D&E STRUCTURES IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE RETAINING WALL DESIGN.

8. FORMED VERTICAL CONTROL JOINTS ARE RECOMMENDED TO CONTROL SHRINKAGE CRACK LOCATIONS. CONTROL JOINTS SHOULD BE SPACED AT 20'-0" O.C. MAX. JOINTS SHALL BE AT LEAST 1/2" x 4".

9. DRAINAGE, SEWER, OR OTHER MISCELLANEOUS CONDUIT SHALL NOT BE PLACED IN FRONT OF THE TOE OF THE WALL WITHOUT COORDINATION AND APPROVAL WITH D&E STRUCTURES.

MATERIALS

1. ALL MORTAR SHALL BE TYPE "S", 2500 PSI. FULL HEAD & BED JOINT MORTAR IS REQUIRED. TESTING BY OTHERS, IF DESIRED SHALL CONFORM TO ASTM C270.

2. ALL STONE SHALL BE EARTH-TONE COLORED, CLEAN, HARD, DENSE, AND WEATHER RESISTANT 12" TO 18" MILSAP SANDSTONE FROM A MILSAP ROCK QUARRY. THE AVERAGE DENSITY OF THE SANDSTONE SHALL RANGE FROM 135 PCF TO 145 PCF.

3. DRAINAGE MATERIAL - ON WALLS OVER 4'-0" IN HEIGHT, USE 1 1/2" TO 3" DIAMETER CRUSHED CONCRETE AND UP TO 6" DIAMETER SANDSTONE ROCK PLACED NOT COMPACTED. SANDSTONE NOT TO EXCEED 20% OF GRAVEL BACKFILL. WRAP IN FILTER FABRIC. FOR WALLS LESS THAN 4'-0" IN HEIGHT, USE 1 1/2" TO 6" CRUSHED CONCRETE OR SANDSTONE ROCK, WITH NO RESTRICTIONS ON PERCENTAGE OF USE FOR EITHER MATERIAL WRAP IN FILTER FABRIC.

4. FILTER FABRIC SHALL BE TERRA TEX N045 BY HANES GEO COMPONENTS OR APPROVED EQUAL.

DESIGNED SPECIFICALLY FOR WALLCO RETAINING WALLS, INC. FOR MORE INFORMATION CONTACT ERIC PADRON OR GARY BARKS AT 817-561-4901

FOOTINGS

1. ALL WALLS SHALL BE PROVIDED WITH A STONE AND MORTAR LEVELING COURSE AT THE BASE.
2. ALL WALLS SHALL BE BEDDED IN FIRM IN-SITU OR COMPACTED FILL TO THE MINIMUM DEPTH SPECIFIED ON THE PLAN.

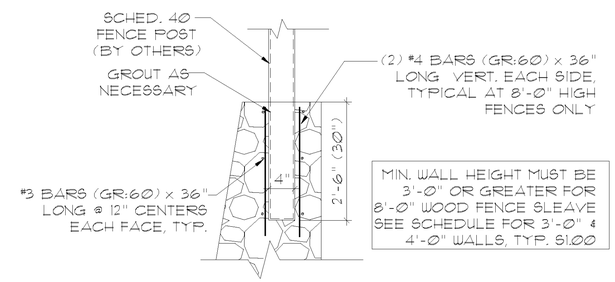
INSPECTION REQUIREMENTS

1. BY OR UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER EXPERIENCED IN RETAINING WALL DESIGN AND CONSTRUCTION.
2. FOOTING WIDTH AND EMBEDMENT
3. DRAIN INSTALLATION
4. CONTROL JOINT LOCATIONS
5. INSPECTION IS PERFORMED ONLY TO DEVELOP A GENERAL OPINION REGARDING THE BUILDER'S COMPLIANCE WITH PROJECT SPECIFICATIONS. NO WARRANTY OR GUARANTEE IS PROVIDED.

EMBED DEPTH NOTES:

IN AREAS WHERE THE SLOPE BELOW THE WALL IS GREATER THAN OR EQUALTO 3:1, THE MINIMUM EMBED DEPTH SHALL BE 3'-0"

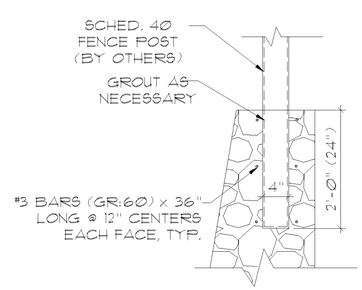
IN AREAS WHERE THE FRONT OF THE WALL IS ADJACENT TO A POND OR SIMILAR BODY OF WATER THE MINIMUM EMBED DEPTH SHALL BE INCREASED BY 1'-4" TO THE SCHEDULED EMBED DEPTH ABOVE.



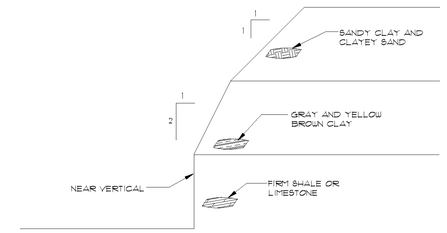
FENCE POST EMBED DETAIL - 8'-0" WOOD FENCE

WALL SCHEDULE (8' FENCE)				
HEIGHT (H)	N/A	N/A	3'	4'
BASE WIDTH (B)	N/A	N/A	25"	27"
TOP WIDTH (B1)	N/A	N/A	12"	12"
EMBEDMENT (t)	N/A	N/A	10"	12"
TOE WIDTH (tw)	N/A	N/A	5"	7"

USE THE SCHEDULE ABOVE ONLY WHEN 8'-0" HIGH BOARD-ON-BOARD FENCE POSTS ARE EMBEDDED INTO WALLS BETWEEN 3'-0" & 4'-0" IN HEIGHT, WE STRONGLY RECOMMEND THAT ALL 8'-0" HIGH FENCE POSTS BE PLACED OUTSIDE OF THE WALL AREA, OR PLACED INTO STANDARD CONCRETE POST PIERS PRIOR TO THE CONSTRUCTION OF THE RETAINING WALL. FOR RETAINING WALLS WITH HEIGHT LESS THAN 3'-0", 8'-0" HIGH BOARD-ON-BOARD FENCE POSTS ARE NOT ALLOWED.



FENCE POST EMBED DETAIL - 6'-0" WOOD FENCE



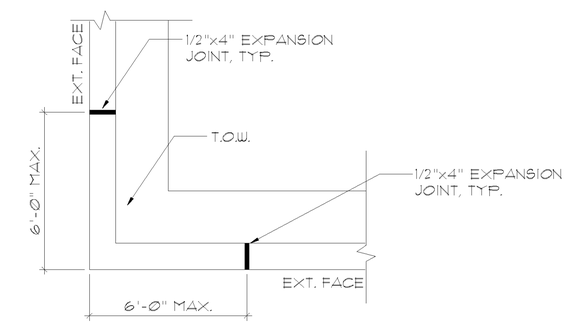
SLOPE AND BENCHING DIAGRAM - SIMPLE SLOPE

NOTES:

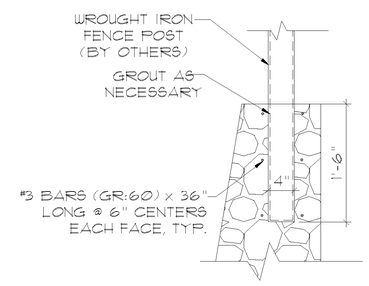
1. NO EQUIPMENT OR SPOIL CLOSER THAN 3'-0" OR ONE-HALF THE DEPTH OF EXCAVATION. WHICHEVER IS GREATER. TO TOP OF SLOPE.

2. ASSUMES ABSENCE OF GROUNDWATER. SEEPAGE CAN REQUIRE ADJUSTMENTS IN SLOPE ANGLES AND/OR DEWATERING.

3. PRIOR TO CONSTRUCTION DAILY OBSERVATIONS OF SLOPE STABILITY REQUIRED. IF QUESTIONS OR CONCERNS REGARDING SLOPE STABILITY ARISE CONTACT D&E STRUCTURES.



EXPANSION DETAIL AT CORNERS



FENCE POST EMBED DETAIL - WROUGHT IRON

REVISIONS

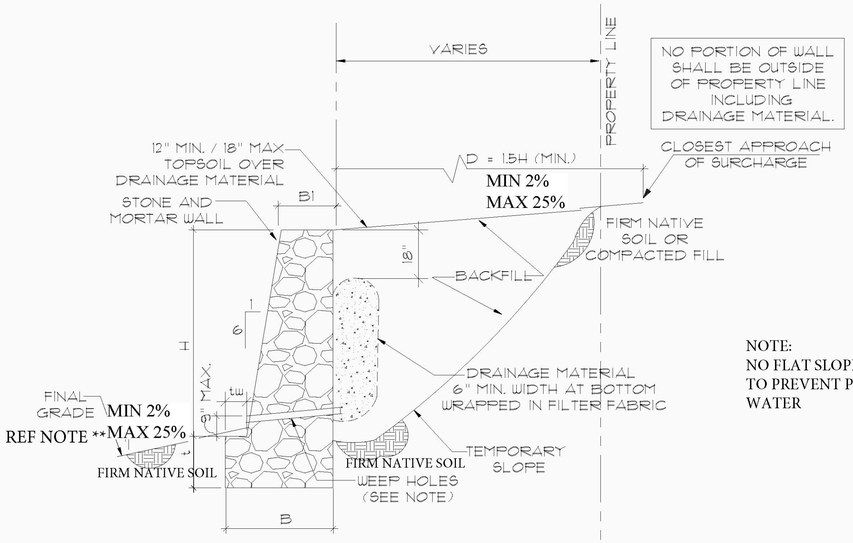
THE ENGINEERS SEAL ON THIS PLAN WAS ELECTRONICALLY AFFIXED BY LOKI KOTIKAMP REGISTRATION No. 93891 ON MAY 17, 2018.

STATE OF TEXAS 93891 LOKI KOTIKAMP REGISTERED PROFESSIONAL ENGINEER

D&E STRUCTURES
CONSULTING ENGINEERS
TX FIRM REG. #F-870
1010 E. ARAPHO ROAD, SUITE 106
RICHARDSON, TX 75081 214-741-3095

WILDWOOD DEVELOPMENT
INTERSTATE WIRE
ROCKWALL, TEXAS
PLAN: STANDARD RW NOTES AND DETAILS
2635 OBSERVATION TRAIL

JOB # 240520-1
DATE 05/17/18
DRAWN BY
CHECKED BY LK
SHEET S1.00

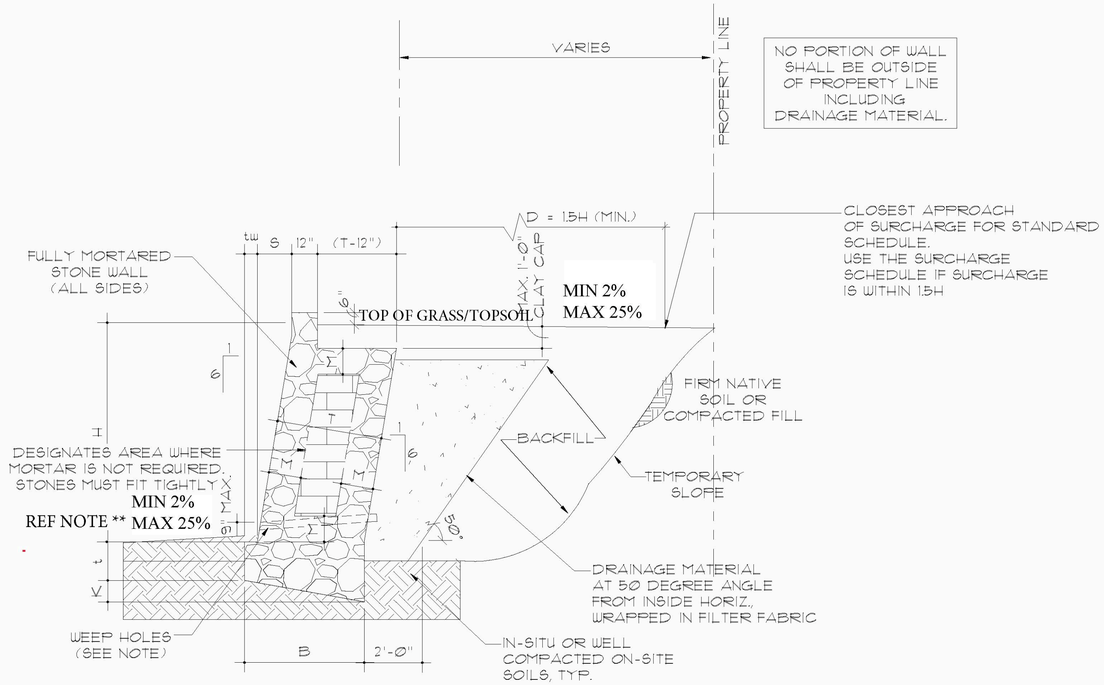


NOTE:
NO FLAT SLOPE ALLOWED TO PREVENT PONDING OF WATER

TYPICAL RETAINING WALL SECTION
WALLS 4'-0" OR LESS IN HEIGHT

NOTE ** FOR GRADING , REFERENCE APPROVED GRADING PLAN C2-1

SOUTH WALL & PORTIONS OF OBSERVATION TRAIL & PORTIONS OF EAST WALL (TYPE A WALL)



TYPICAL RETAINING WALL SECTION
WALLS 5'-0" to 9'-0" IN HEIGHT

NOTE ** FOR GRADING , REFERENCE APPROVED GRADING PLAN C2-1

NORTH WALLS AT BOTH OBSERVATION TRAIL WALLS (TYPE B WALL)

WALL SCHEDULE				
HEIGHT (H)	1.5'	2'	3'	4'
BASE WIDTH (B)	15"	16"	22"	25"
TOP WIDTH (B1)	12"	12"	12"	12"
EMBEDMENT (t)	12"	12"	12"	12"
TOE WIDTH (tw)	0"	0"	2"	5"

WALL SCHEDULE - STANDARD					
HEIGHT (H)	5'	6'	7'	8'	9'
BASE WIDTH (B)	27"	30"	35"	41"	46"
WALL THKNS (T)	23"	27"	31"	36"	40"
EMBEDMENT (t)	12"	12"	15"	18"	18"
MORTAR THICKNESS (M)	8"	10"	10"	12"	14"
BATTER WIDTH (S)	10"	12"	14"	16"	18"
KEY DEPTH (K)	5"	6"	7"	8"	8"
TOE WIDTH (tw)	2"	3"	4"	5"	6"
ALLOWABLE BEARING PRESSURE	1500 PSF				

REVISIONS

THE ENGINEERS SEAL ON THIS PLAN WAS ELECTRONICALLY AFFIXED BY LORI KOTTKAMP, REGISTRATION No. 93691 ON MAY 17, 2018.

STATE OF TEXAS
LORI KOTTKAMP
93691
LICENSED
PROFESSIONAL ENGINEER

D&E STRUCTURES
CONSULTING ENGINEERS
TX FIRM REG. #F-870
1010 E. ARAPHO ROAD, SUITE 106
RICHARDSON, TX 75081 214-741-3095

WILDWOOD DEVELOPMENT
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ROCKWALL, TEXAS
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2635 OBSERVATION TRAIL

JOB #
240520-1
DATE
05/17/18
DRAWN BY
CHECKED BY
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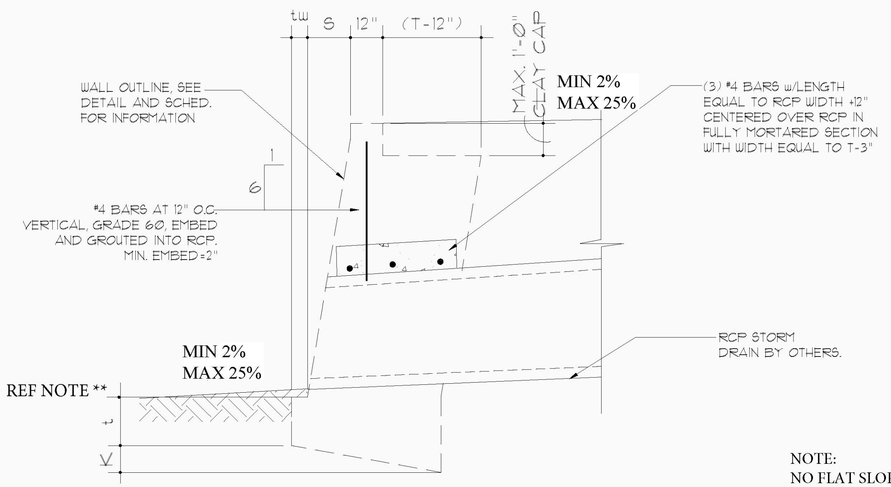
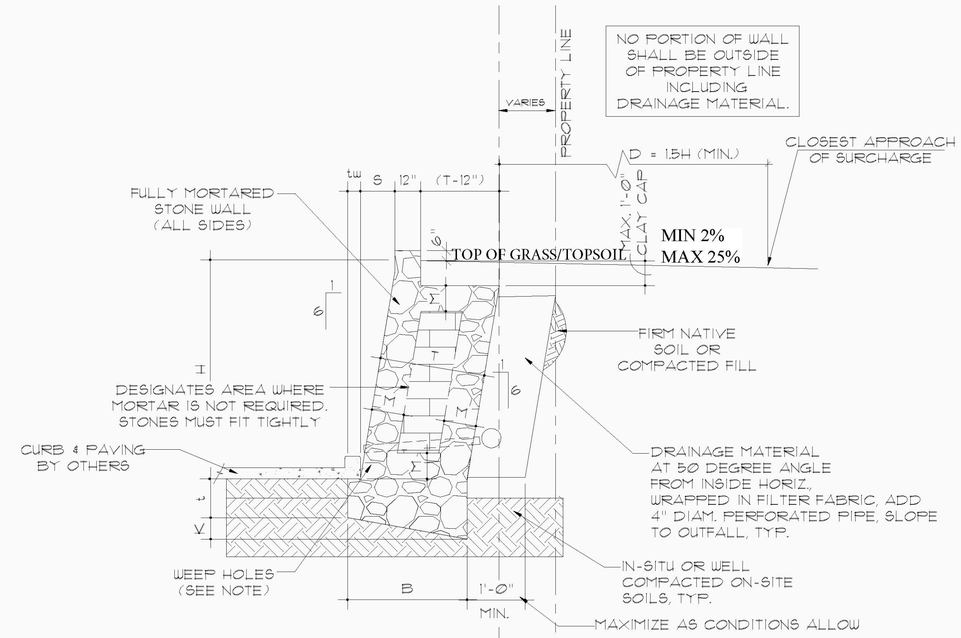


NOTE ** FOR GRADING , REFERENCE APPROVED GRADING PLAN C2-1

NOTE:
NO FLAT SLOPE ALLOWED TO PREVENT PONDING OF WATER

SECTION AT RCP



TYPICAL RETAINING WALL SECTION - REDUCED GRAVEL

WALLS 5'-0" to 9'-0" IN HEIGHT

NOTE ** FOR GRADING , REFERENCE APPROVED GRADING PLAN C2-1

EAST WALL (TYPE C WALL)

WALL SCHEDULE - ALLOWABLE BRG. PRESSURE = 1500 PSF

HEIGHT (H)	5'	6'	7'	8'	9'
BASE WIDTH (B)	32.5"	36"	42"	49"	55"
WALL THKNS (T)	27.5"	32.5"	37"	43"	48"
EMBEDMENT (t)	14.5"	14.5"	18"	21.5"	21.5"
MORTAR THICKNESS (M)	9.5"	12"	12"	14.5"	17"
BATTER WIDTH (S)	10"	12"	14"	16"	18"
KEY DEPTH (K)	6"	7.25"	8.5"	10"	10"
TOE WIDTH (tw)	2.5"	3.5"	5"	6"	7"

REVISIONS

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WILDWOOD DEVELOPMENT
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JOB #
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05/17/18
DRAWN BY
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