CIVIL CONSTRUCTION PLANS
FOR
McDONALD'S RESTAURANT
L/C # 42-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A
CREEKSIDE COMMONS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AREA CONSTRUCTION MANAGER:	McDONALD'S USA, LLC
	DALLAS FIELD OFFICE
	110 N CARPENTER STREET
	CHICAGO, IL 60607
	CONTACT: BENJAMIN J. HOBSON
	PHONE: (316) 706-2253
CIVIL ENGINEER:	LANGAN
	2999 OLYMPUS BLVD., SUITE 165
	DALLAS, TX 75019
	CONTACT: HEATHER MACOMBER
	PHONE: (817) 328-3243
SURVEYOR:	SUMMIT SURVEYING, INC.
	2040 DEERBROOK DRIVE
	TYLER, TX 75703
	CONTACT: JOE W. CLARK
	PHONE: (903) 561-9544

**** NOTICE TO CONTRACTOR - BIDDING ****

All questions regarding the General Contractor's preparation of his bid shall be directed to the McDonald's Construction Department. Sub-contractors must direct their questions through the General Contractor only. The Consulting Architect and/or Engineer shall not be contacted by the General Contractors, Sub-contractors, or Suppliers without direct prior authorization from McDonald's.

VICINITY MAP

N.T.S.

Sheet List Table	
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C1.0	COVER SHEET
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---	FINAL PLAT
---	FINAL PLAT
---	FINAL PLAT
---	FINAL PLAT
---	FINAL PLAT
---	ROCKWALL GENERAL NOTES
---	ROCKWALL GENERAL NOTES
C1.1	GENERAL NOTES
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C3.0	EROSION CONTROL PLAN
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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

RECORD DRAWINGS December 2024

These plans have been revised to reflect those changes, if any, that deviated from the City approved construction plans. All revisions are based on construction records furnished to LANGAN by the contractor of record, and the grade verification survey prepared by Eyncon Engineering & Surveying dated December 10, 2024. We are not aware of any other changes as LANGAN was not on-site through the construction duration.

ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

811 Know what's **below.** **Call** before you dig.

Date	Description	No.
Revisions		

STATE OF TEXAS — G. ROBERT ADAMS — 86184 — LICENSED PROFESSIONAL ENGINEER — 4/22/24

LANGAN

Langan Engineering and Environmental Services, LLC

2999 Olympus Blvd, Suite 165
Dallas, TX 75019

T: 817.328.3200 www.langan.com

TBPE Firm REG. #F-13709

Project

McDONALD'S NEW RESTAURANT
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A,
CREEKSIDE COMMONS
ROCKWALL

ROCKWALL COUNTY **TEXAS**

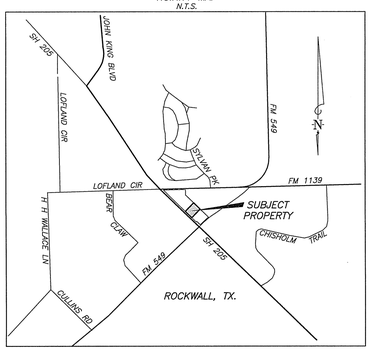
Drawing Title

COVER SHEET

Project No.	Drawing No.
520061401	C1.0
Date: 04/22/2024	
Drawn By: MNK	
Checked By: HJM	Sheet 1 of 36

PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426 (NSN 41096) SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS Project No. 520061401 LANGAN

VICINITY MAP
N.T.S.



SYMBOL LEGEND

SS	SANITARY SEWER	SSCO ●	SANITARY SEWER CLEANOUT
W	WATER LINE	SSMH Ⓢ	SANITARY SEWER MANHOLE
UGT	UNDERGROUND TELEPHONE	TMH Ⓣ	TELEPHONE MANHOLE
FOC	UNDERGROUND FIBER OPTIC CABLE	WV ⋈	WATER VALVE
UGE	UNDERGROUND ELECTRIC	TPED ⧈	TELEPHONE PEDISTAL/RISER
G	GAS PIPELINE	⧈	ELECTRIC BOX
IRF ●	IRON ROD FOUND	LP ●	LIGHT POLE
IRS ●	IRON ROD SET W/SUMMIT CAP	TBM ✪	TEMPORARY BENCHMARK
		BH ⊠	BOREHOLE

NOTICE: Selling a portion of this addition by metes and bounds without re-platting the property is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

NOTE: UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON A COMBINATION OF VISIBLE FIELD SURVEY DATA, SUPPLIED UTILITY MAPS AND MARKED LOCATION BY THE UTILITY OWNERS. THE UTILITIES SHOWN MAY NOT REFLECT ALL UNDERGROUND UTILITIES IN THE AREA. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES, CURB INLETS OR GRATE INLETS. UNDERGROUND PIPE SIZES AND FLOWLINE ELEVATIONS WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM RIM OR TOP OF STRUCTURE AND DEPENDING ON THE CONDITIONS, MAY BE APPROXIMATE. PRIOR TO ANY CONSTRUCTION, THESE UTILITIES SHOULD BE VERIFIED BY LOCAL UTILITY COMPANIES AND AUTHORIZED EXPOSURE WHERE PRECISE ELEVATION OR LOCATION ARE CRITICAL.

ACCORDING TO FIRM MAP COMMUNITY PANEL 48397C0045L, EFFECTIVE DATE SEPTEMBER 26, 2008, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X" "NO SCREEN" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SCALED FROM SAID MAP, THIS IS NOT A DETERMINATION BY THE SURVEYOR AS TO WHETHER OR NOT THE SUBJECT PROPERTY WILL ACTUALLY EXPERIENCE FLOODING.

1.251 Acres

All that certain tract or parcel of land located in the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and being all of Lot 2 and a part of Lot 3, Block A of Creekside Commons as recorded in County Clerk's Document No. 20230000008813 in the Plat Records of Rockwall County, Texas, same being a part of a called 16.719 acre tract described by deed from Rockwall 205 Investors, LLC to Creekside Commons Crossing, LP, dated September 22, 2022, and recorded in County Clerk's Document No. 20220000021201 in the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod (set) w/Summit cap in the northeast right of way line of State Highway No. 205 and being the south corner of the above referenced Lot 2, same being the west corner of Lot 1, Block A of said Creekside Commons;

THENCE North 45 deg. 52 min. 18 sec. West with said northeast right of way line and with the southwest line of said Lot 2, at a distance of 153.03 feet pass a 1/2 inch iron rod (set) w/Summit cap for the west corner of said Lot 2, same being the south corner of the aforementioned Lot 3 and continuing with said northeast right of way line and with the southwest line of said Lot 3, for a total distance of 202.06 feet to a 1/2 inch iron rod (set) w/Summit cap for corner in same;

THENCE North 44 deg. 06 min. 48 sec. East across said Lot 3, a distance of 269.61 feet to a 1/2 inch iron rod (set) w/Summit cap for corner in the northeast line of same and being in the southeast line of Lot 6, Block A of said Creekside Commons;

THENCE South 45 deg. 51 min. 55 sec. East with the northeast line of said Lot 3 and said southeast line, at a distance of 48.59 feet pass a 1/2 inch iron rod (found) for the east corner of said Lot 3, same being the north corner of said Lot 2 and continuing with the northeast line of said Lot 2 and said southeast line for a total distance of 202.16 to an "X" scribed in concrete (set) for the east corner of said Lot 2 and the north corner of the aforementioned Lot 1;

THENCE South 44 deg. 08 min. 05 sec. West with the southeast line of said Lot 2 and the northwest line of said Lot 1, a distance of 269.59 feet to the PLACE OF BEGINNING, containing 1.251 acres (54,489 sq. ft.) of land.

LOT 4
CREEKSIDE COMMONS
DOC, 20230000008813
(P.R.R.C.T.)

TBM2
"X" SCRIBE ON TOP OF CURB AT CORNER, NEAR NORTHCORNER OF 24' FIRE LANE, ACCESS & UTILITY EASEMENT, NEAR THE SOUTHEAST LINE OF LOT 4, NORTHEAST SIDE OF S.H. 205
ELEV.=553.10'

LOT 3
CALLED: 0.832 OF AN ACRE
CREEKSIDE COMMONS
DOC, 20230000008813
(P.R.R.C.T.)

CALLED: 16.719 ACRES
ROCKWALL 205 INVESTORS, LLC
TO
CREEKSIDE COMMONS CROSSING, LP
DOC, 20220000021201
09/22/2022
(O.P.R.R.C.T.)
R.C.A.D. PROPERTY ID 30851
ZONED: "C" COMMERCIAL
(S.H. 205 OVERLAY)

LOT 6
CREEKSIDE COMMONS
DOC, 20230000008813
(P.R.R.C.T.)

1/2" IRF
1/2" IRS
(85.86')
S45°51'55"E 134.55'
(48.59')
S45°51'55"E 202.16'
N44°08'48"E 269.61'
(0.302 OF AN ACRE)
(13,160 SQ. FT.)
(PART OF LOT 3)

1.251 ACRES
54,489 SQ.FT

LOT 2
CALLED: 0.949 OF AN ACRE
CREEKSIDE COMMONS
DOC, 20230000008813
(P.R.R.C.T.)

S44°08'05"W 269.59'
N44°08'05"E 269.59'
N45°52'18"W 202.06'
N45°52'18"W 153.03'
S45°52'18"E 136.56'

"X" SCRIBE (SET)
+550.54
FL=546.42'
+550.53
CONCRETE
549.90
549.33
24" RCP
ASPHALT
FL=545.07'
745' TO CL S.H. 549
603' TO CL NEW S.H. 549 UNDER CONSTRUCTION
APPROX. PAVEMENT
STATE OF TEXAS
VOL. 87, PG. 583
(O.P.R.R.C.T.)
(85.35')
24' BUILDING LINE PER DOC. 20230000008813 (P.R.R.C.T.)
(48.03')
15' UTILITY ESMT.
DOC, 20230000008813
(P.R.R.C.T.)
20' LANDSCAPE ESMT.
DOC, 20230000008813
(P.R.R.C.T.)
24' FIRELANE, ACCESS & UTILITY ESMT.
DOC, 20230000008813
(P.R.R.C.T.)
+545.56
+545.62
+545.78
CALLED: 4.569 ACRES
DOC, 20150000021509
(O.P.R.R.C.T.)
TBM1
"X" SCRIBE ON TOP OF SOUTH CORNER OF CURB INLET ON SOUTHWEST SIDE OF 24' FIRE LANE, ACCESS & UTILITY EASEMENT, 69.5' NORTH OF SOUTH CORNER OF LOT 2, CREEKSIDE COMMONS.
ELEV.=545.14'
P.O.B. FOR LAND DESCRIPTION
18" RCP
FL=540.16'
APPROX. PIPE ROUTE
S.H. 205
R.O.W. WIDTH VARIES
ASPHALT
CONCRETE
DETENTION ESMT.
DOC, 20230000008813
(O.R.R.C.T.)
TO BE RELOCATED
542.94
543.39
543.94
542.45
545.66
545.56
545.27
545.15
545.17
544.75
544.96
544.51
544.49
544.28
AREA UNDER CONSTRUCTION
INLET
(OPEN NE SIDE)
T=546.58'
FL=541.37'(BOX)
UPPER OPENING
544.20'
6" OPENING
541.39'
CURB INLET
T=545.06'
FL=541.31'
+544.47
544.11
542.71
+546.59
"X" SCRIBE (SET)
SSMH
T=546.41'
FL=539.01'
+546.35
+546.31
546.22+
546.07+
24' FIRELANE, ACCESS & UTILITY ESMT.
DOC, 20230000008813
(P.R.R.C.T.)
254.5' BETWEEN SSMH'S
SSMH
T=544.52
FL=535.16'(NW)
FL=535.00'(NE)

BASED ON COMMITMENT FOR TITLE INSURANCE GF No. CH-3321-1033212300050-DB, EFFECTIVE DATE MAY 31, 2023, ISSUED JUNE 9, 2023 SUPPLIED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, THE EASEMENT DOCUMENTS LISTED IN SCHEDULE "B" THEREIN AFFECTING THE SUBJECT PROPERTY ARE SHOWN BELOW:

THE FOLLOWING INSTRUMENT IS LISTED AS RESTRICTIVE COVENANTS, DOES AFFECT THE SUBJECT PROPERTY

1) DOC. No. 20210000027101, 20210000027102

THE FOLLOWING INSTRUMENTS DO AFFECT THE SUBJECT PROPERTY

10n,o) DOC. No. 20210000027102 – DECLARATION OF EASEMENTS (BLANKET)
DOC. No. 20230000008813 – PLAT OF CREEKSIDE COMMONS (NOT LISTED)
15' UTILITY EASEMENT
20' LANDSCAPE EASEMENT
25' BUILDING LINE

THE FOLLOWING INSTRUMENTS DO NOT AFFECT THE SUBJECT PROPERTY

10f) VOL. 33 PG. 460 – CHANNEL EASEMENT TO STATE OF TEXAS
10g) VOL. 64 PG. 319 – EASEMENT TO RCH WATER SUPPLY CORP.
10h) VOL. 107 PG. 901 – EASEMENT TO SOUTHWESTERN BELL TELEPHONE CO.
10i) DOC. No. 2007-00370635 – CHANNEL EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT
10j) DOC. No. 20150000003475 – CHANNEL EASEMENT TO CITY OF ROCKWALL
10k) DOC. No. 20150000003476 – CHANNEL EASEMENT TO CITY OF ROCKWALL
10l) DOC. No. 20170000002410 – CHANNEL EASEMENT TO CITY OF ROCKWALL
10m) DOC. No. 20170000002411 – CHANNEL EASEMENT TO CITY OF ROCKWALL

LOT 1
CREEKSIDE COMMONS
DOC, 20230000008813
(P.R.R.C.T.)
CALLED: 1.50 ACRES
ROCKWALL 205 INVESTORS, LLC
TO
549 CROSSING, LP
DOC, 20210000028395
09/30/2021
(O.P.R.R.C.T.)
R.C.A.D. PROPERTY ID 113123

To: McDonald's Corporation, McDonald's USA, LLC, McDonald's Real Estate Company and Fidelity National Title Insurance Company:

I Joe W. Clark, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on 07/03/2023.

Joe W Clark 07/07/2023
Joe W. Clark
Registered Professional Land Surveyor No. 4366

STATE OF TEXAS
REGISTERED
JOE W. CLARK
4366
PROFESSIONAL
LAND SURVEYOR

Bearings are based on the Texas State Plane Coordinate System, NAD83 Grid Texas North Central Zone (SPC TX4202)

Vertical Datum: NAVD 88 based on GPS observations

GRAPHIC SCALE
0 20 40 60 80 100 FEET

FIELD WORK DATE JULY 2023

ALTA/NSPS LAND TITLE SURVEY
McDONALD'S USA, LLC
TX:42-3426
W. W. FORD SURVEY A-80
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ISSUED	REVISIONS	DATE	BY
		07/07/23	JWC

Summit Surveying, Inc.
Land Boundary • Topography • GPS • Geodetic
2040 Deerbrook Drive, Tyler, Texas 75703 • (903)-561-9544
TBPELS Firm No. 10081000

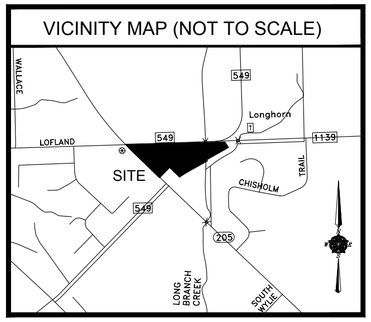
ALTA/NSPS LAND TITLE SURVEY
McDONALD'S USA, LLC TX:42-3426
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

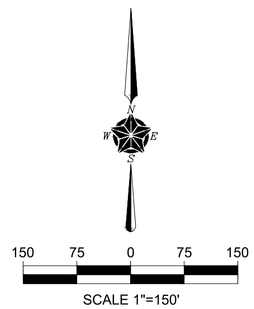
PROJECT MGR.	DRAWN BY
JWC	MLN
PROJECT TECH.	CHECKED BY
JWC	MLN

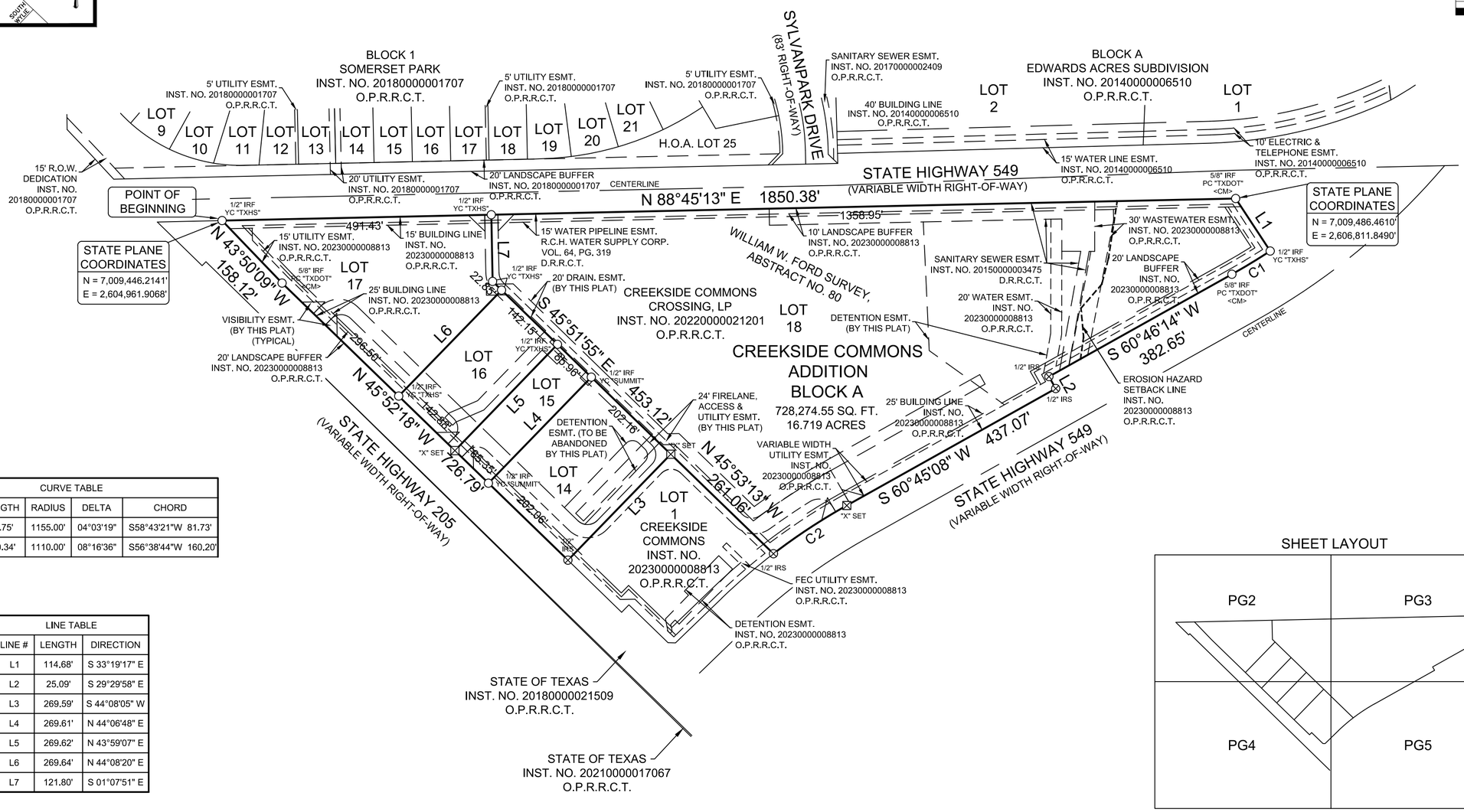
JOB NO. 23-044

SUMMIT DRAWING NO. K:\2023\23-044 McDonalds-Rockwall TX\Dwg\23-044.dwg

VICINITY MAP (NOT TO SCALE)



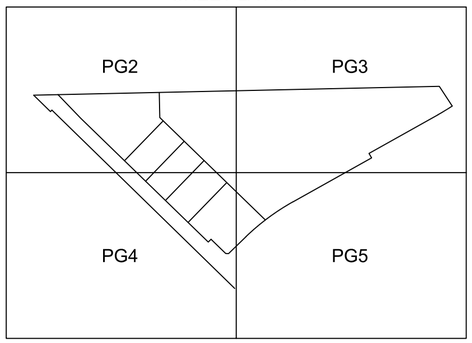




CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	160.34'	1110.00'	08°16'36"	S56°38'44"W 160.20'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	114.68'	S 33°19'17" E
L2	25.09'	S 29°29'58" E
L3	269.59'	S 44°08'05" W
L4	269.61'	N 44°06'48" E
L5	269.62'	N 43°59'07" E
L6	269.64'	N 44°08'20" E
L7	121.80'	S 01°07'51" E

SHEET LAYOUT



LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
FEC	FARMERS ELECTRIC COOPERATIVE
L=	LENGTH

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
CREEKSIDE COMMONS CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
LOTS 14-18, BLOCK A
CREEKSIDE COMMONS ADDITION
BEING A REPLAT OF
LOTS 2-6, BLOCK A,
CREEKSIDE COMMONS ADDITION
BEING 5 LOTS
16.719 ACRES / 728,274.55 SF
SITUATED IN THE
W. W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE # P2024-004

DATE: 2/1/2024 / JOB # 2300816-2 / SCALE= 1" = 150' / DRAWN: JACOB

50 25 0 25 50

SCALE 1"=50'

H.O.A. LOT 25

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 21

H.O.A. LOT 25

BLOCK 1
SOMERSET PARK
INST. NO. 20180000001707
O.P.R.R.C.T.

85.45'
144.55'
136.47'
123.31'
120.43'
120.43'
120.43'
120.43'
120.43'
120.43'
120.42'
120.00'
120.00'
120.00'
83.42'
87.67'
87.67'
123.23'
84.88'
56.20'
27.07'
72.20'
67.76'
70.00'
70.00'
70.00'
70.00'
70.00'
8.86'
26.42'
45.00'
1321.87'

5' UTILITY ESMT.
INST. NO.
20180000001707
O.P.R.R.C.T.

20' UTILITY ESMT.
INST. NO. 20180000001707
O.P.R.R.C.T.

5' UTILITY ESMT.
INST. NO.
20180000001707
O.P.R.R.C.T.

20' LANDSCAPE BUFFER
INST. NO. 20180000001707
O.P.R.R.C.T.

15' R.O.W.
DEDICATION
INST. NO.
20180000001707
O.P.R.R.C.T.

CENTERLINE

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

40.0'
80.0'
40.0'

L64

1/2" IRF
YC "TXHS"

N 88°45'13" E 1850.38'

507.25'
1358.95'

491.43'

118.22'

1/2" IRF
YC "TXHS"

10' LANDSCAPE BUFFER
INST. NO. 20230000008813
O.P.R.R.C.T.

VISIBILITY ESMT.
(BY THIS PLAT)
SEE GENERAL NOTES

15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 64, PG. 319
D.R.R.C.T.

15' BUILDING LINE
INST. NO. 20230000008813
O.P.R.R.C.T.

N 01°07'51" W 121.80'

L63

L65

VISIBILITY ESMT.
(BY THIS PLAT)

114.11'

10.00'

N 43°50'09" W 158.12'

15' UTILITY ESMT.
INST. NO. 20230000008813
O.P.R.R.C.T.

25' BUILDING LINE
INST. NO. 20230000008813
O.P.R.R.C.T.

20' LANDSCAPE BUFFER
INST. NO. 20230000008813
O.P.R.R.C.T.

5/8" IRF
PC "TXDOT"
<CM>

LOT
17
95,054.44 SQ. FT.
2.182 ACRES

C8

C9

L98

1/2" IRF
YC "TXHS"

22.85'

L97

L96

C5

VISIBILITY ESMT.
(BY THIS PLAT)

L57

L56

C6

L55

VISIBILITY ESMT.
(BY THIS PLAT)

N 45°52'18" W 726.79'

296.50'

24' FIRELANE, ACCESS,
& UTILITY ESMT.
(BY THIS PLAT)

L54

L58

S 44°08'20" W 269.64'

L95

142.15'

20' DRAINAGE ESMT.
(BY THIS PLAT)

24' FIRELANE, ACCESS,
& UTILITY ESMT.
(BY THIS PLAT)

S 45°51'55" E 453.12'

L85

L86

20' DRAINAGE ESMT.
(BY THIS PLAT)

LOT
16
38,426.23 SQ. FT.
0.882 ACRES

L94

L68

L88

L87

85.96'

L84

L62

L83

L59

S 43°59'07" W 269.62'

1/2" IRF
YC "SUMMIT"

L81

L82

L44

L80

202.16'

24' FIRELANE, ACCESS,
& UTILITY ESMT.
(BY THIS PLAT)

LOT
18
517,210.38 SQ. FT.
11.874 ACRES

MATCH LINE PG 3

STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS
INST. NO. 20180000021509
O.P.R.R.C.T.

70.0'

142.88'

1/2" IRF
YC "TXHS"

L93

L92

L90

L91

L89

S 44°06'48" W 269.61'

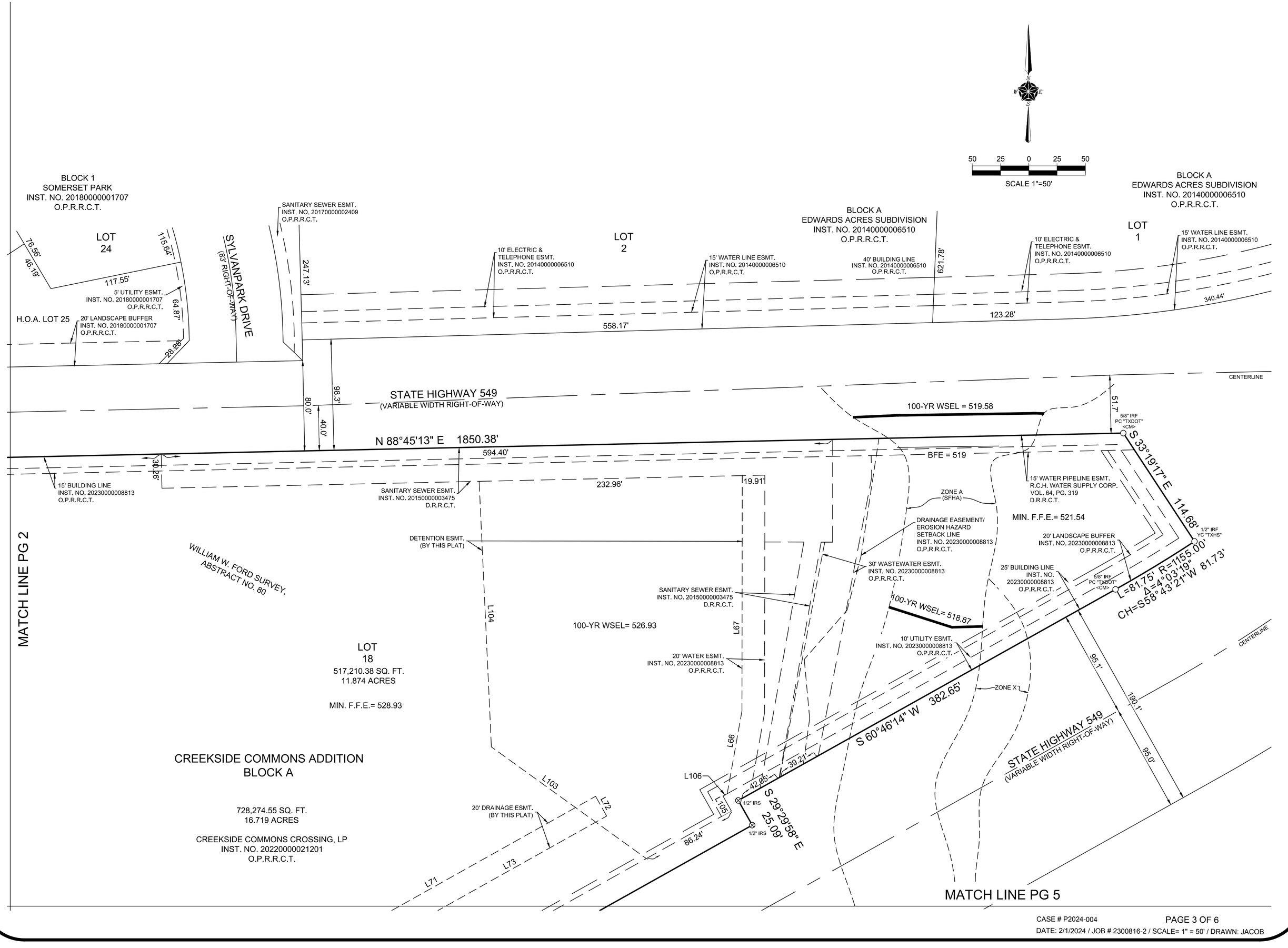
LOT
15
23,094.22 SQ. FT.
0.530 ACRES

LOT
14

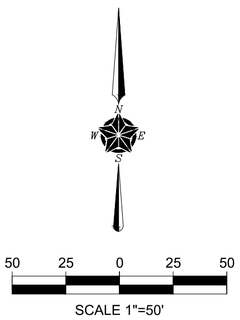
MATCH LINE PG 4

LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
WSEL	WATER SURFACE ELEVATION
MIN. F.F.E.	MINIMUM FINISHED FLOOR ELEVATION


SCALE 1"=50'
50 25 0 25 50
BLOCK 1
SOMERSET PARK
INST. NO. 20180000001707
O.P.R.R.C.T.
LOT 24
76.56'
46.19'
115.64'
117.55'
5' UTILITY ESMT.
INST. NO. 20180000001707
O.P.R.R.C.T.
64.87'
H.O.A. LOT 25
20' LANDSCAPE BUFFER
INST. NO. 20180000001707
O.P.R.R.C.T.
28.28'
SYLVANPARK DRIVE
(83' RIGHT-OF-WAY)
SANITARY SEWER ESMT.
INST. NO. 20170000002409
O.P.R.R.C.T.
247.13'
LOT 2
10' ELECTRIC & TELEPHONE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.
15' WATER LINE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.
BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.
40' BUILDING LINE
INST. NO. 20140000006510
O.P.R.R.C.T.
621.78'
558.17'
10' ELECTRIC & TELEPHONE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.
LOT 1
15' WATER LINE ESMT.
INST. NO. 20140000006510
O.P.R.R.C.T.
340.44'
123.28'
BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.
CENTERLINE
STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)
98.3'
80.0'
40.0'
100-YR WSEL = 519.58
51.7'
5/8" IRF
PC "TXDOT"
<CM>
S 33°19'17" E 114.68'
1/2" IRF
YC "TXHS"
L=81.75' R=1155.00'
Δ=4°03'19"
CH=S58° 43'21"W 81.73'
N 88°45'13" E 1850.38'
594.40'
30.26'
15' BUILDING LINE
INST. NO. 20230000008813
O.P.R.R.C.T.
SANITARY SEWER ESMT.
INST. NO. 20150000003475
D.R.R.C.T.
232.96'
19.91
BFE = 519
ZONE A
(SFHA)
15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 64, PG. 319
D.R.R.C.T.
MIN. F.F.E.= 521.54
DRAINAGE EASEMENT/
EROSION HAZARD
SETBACK LINE
INST. NO. 20230000008813
O.P.R.R.C.T.
20' LANDSCAPE BUFFER
INST. NO. 20230000008813
O.P.R.R.C.T.
30' WASTEWATER ESMT.
INST. NO. 20230000008813
O.P.R.R.C.T.
25' BUILDING LINE
INST. NO.
20230000008813
O.P.R.R.C.T.
5/8" IRF
PC "TXDOT"
<CM>
1/2" IRF
YC "TXHS"
MATCH LINE PG 2
WILLIAM W. FORD SURVEY,
ABSTRACT NO. 80
DETENTION ESMT.
(BY THIS PLAT)
L104
SANITARY SEWER ESMT.
INST. NO. 20150000003475
D.R.R.C.T.
100-YR WSEL= 526.93
L67
100-YR WSEL= 518.87
10' UTILITY ESMT.
INST. NO. 20230000008813
O.P.R.R.C.T.
20' WATER ESMT.
INST. NO. 20230000008813
O.P.R.R.C.T.
LOT
18
517,210.38 SQ. FT.
11.874 ACRES
MIN. F.F.E.= 528.93
ZONE X
CENTERLINE
95.1'
190.1'
95.0'
L66
S 60°46'14" W 382.65'
39.21'
42.85'
L106
L105
1/2" IRS
1/2" IRS
S 29°29'58" E
25.09'
STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)
CREEKSIDE COMMONS ADDITION
BLOCK A
728,274.55 SQ. FT.
16.719 ACRES
CREEKSIDE COMMONS CROSSING, LP
INST. NO. 20220000021201
O.P.R.R.C.T.
20' DRAINAGE ESMT.
(BY THIS PLAT)
L103
L72
L73
L71
86.24'
MATCH LINE PG 5

MATCH LINE PG 2



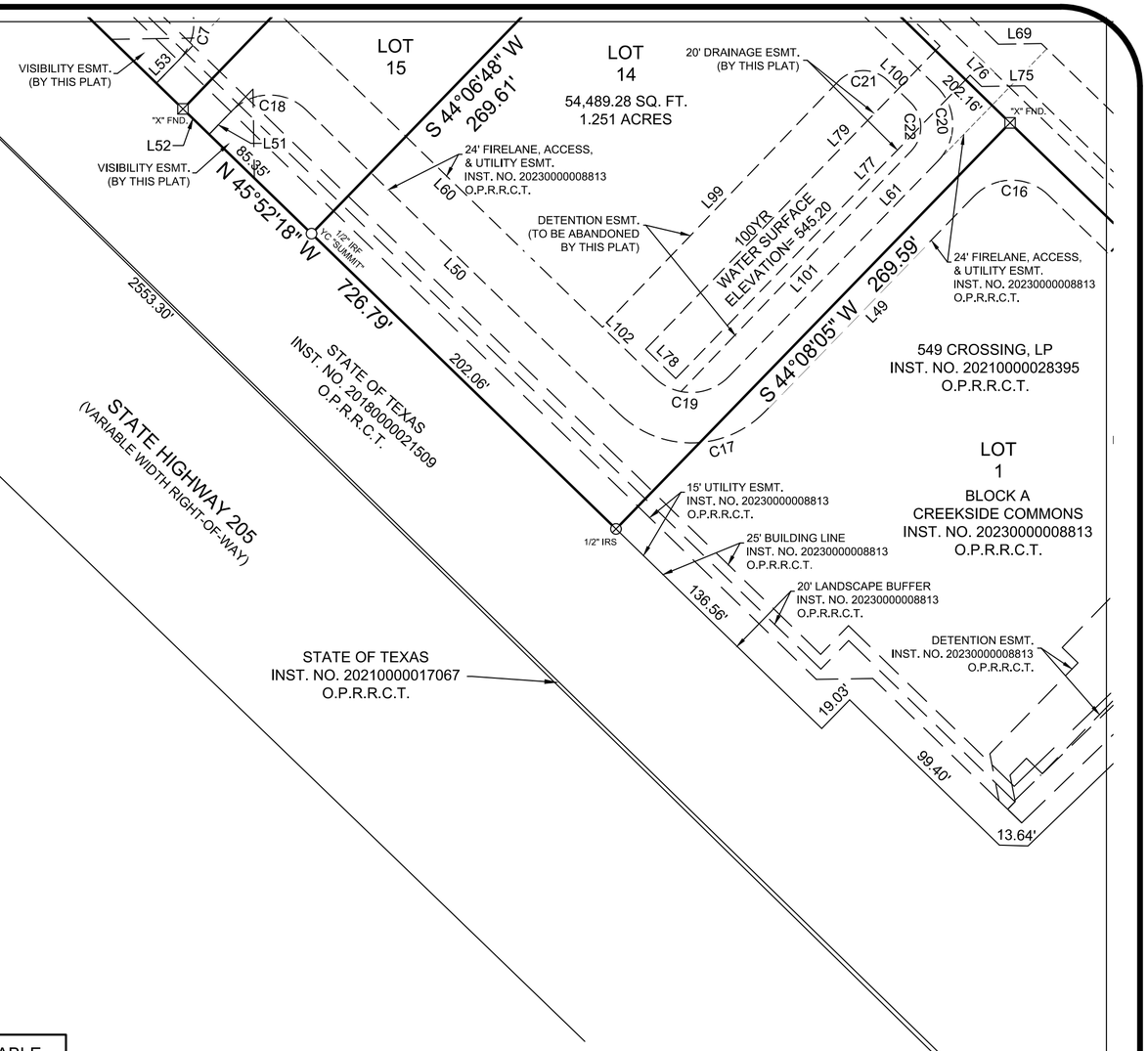
EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C5	77.03'	49.00'	90°04'02"	N89° 09' 38"E 69.34'
C6	39.29'	25.00'	90°03'22"	N89° 09' 23"E 35.37'
C7	39.25'	25.00'	89°56'38"	S00° 50' 37"E 35.34'
C8	39.04'	50.00'	44°44'04"	N23° 29' 53"W 38.05'
C9	20.30'	26.00'	44°44'04"	S23° 29' 53"E 19.79'
C10	35.08'	25.00'	80°24'27"	S86° 04' 08"E 32.28'
C11	153.50'	1217.83'	07°13'18"	N57° 20' 17"E 153.39'
C12	23.41'	1110.00'	01°12'29"	S60° 10' 48"W 23.41'
C13	48.20'	30.00'	92°03'14"	N75° 56' 55"W 43.18'
C14	88.11'	1187.83'	04°15'00"	S55° 53' 57"W 88.09'
C15	68.78'	49.00'	80°25'32"	S86° 00' 47"E 63.27'
C16	39.27'	25.00'	90°00'00"	S89° 08' 05"W 35.36'
C17	76.97'	49.00'	90°00'04"	S89° 08' 07"W 69.30'
C18	39.27'	25.00'	90°00'08"	S89° 08' 12"W 35.36'
C19	39.27'	25.00'	90°00'07"	N89° 07' 55"E 35.35'
C20	39.27'	25.00'	90°00'00"	N00° 51' 55"W 35.36'
C21	25.92'	16.50'	90°00'00"	N88° 44' 15"E 23.34'
C22	25.92'	16.50'	90°00'00"	S01° 15' 34"E 23.33'
C23	148.68'	1200.00'	07°05'57"	N57° 14' 04"E 148.59'
C24	163.09'	1180.00'	07°55'09"	S56° 49' 28"W 162.96'

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L44	607.70'	S45°51'55"E
L45	70.46'	S29°55'18"E
L46	6.59'	S60°50'37"W
L47	9.73'	N29°55'18"W
L48	139.25'	N45°51'55"W
L49	143.09'	S44°08'02"W
L50	208.04'	N45°51'50"W
L51	15.54'	S44°08'19"W
L52	35.00'	N45°52'18"W
L53	15.54'	N44°06'49"E
L54	261.78'	N45°48'56"W
L55	15.78'	S44°07'42"W
L56	30.00'	N45°52'18"W
L57	15.78'	N33°07'42"E
L58	292.72'	S45°48'56"E
L59	152.95'	S44°08'05"W
L60	268.05'	S45°52'21"E

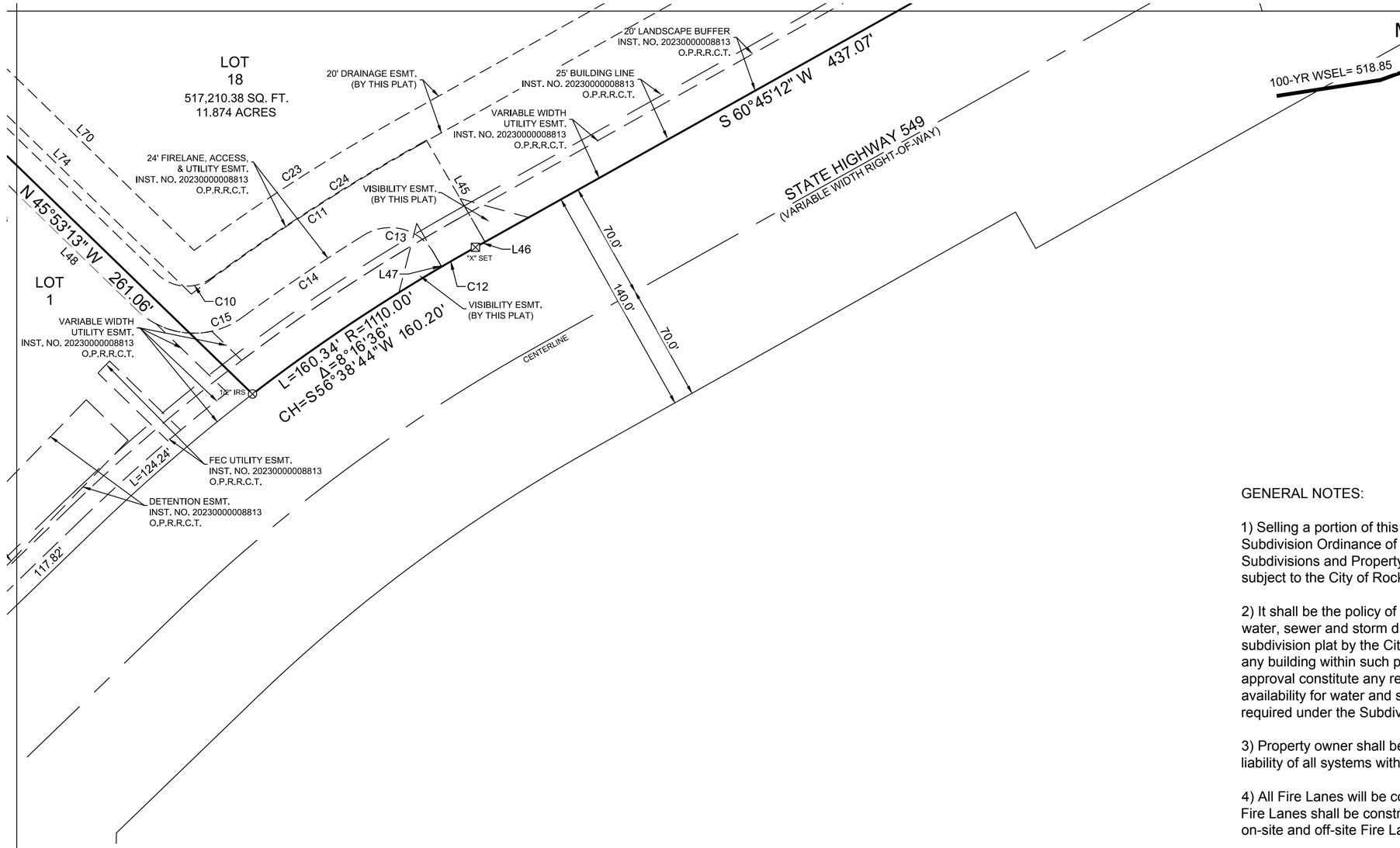
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L61	143.10'	N44°08'05"E
L62	400.48'	N45°51'55"W
L63	106.13'	N01°07'51"W
L64	24.00'	N88°45'13"E
L65	106.18'	S01°07'51"E
L66	74.46'	N10°06'25"E
L67	208.50'	N00°05'08"E
L68	392.99'	S45°51'55"E
L69	20.50'	N89°08'05"E
L70	191.46'	S45°53'11"E
L71	328.53'	N60°45'08"E
L72	20.00'	S29°14'52"E
L73	328.54'	S60°45'08"W
L74	200.21'	N45°53'11"W
L75	20.50'	S89°08'05"W
L76	7.68'	N45°51'55"W
L77	201.31'	S44°08'05"W

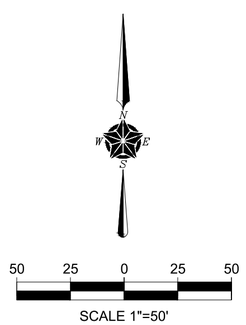
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L78	20.00'	N45°51'55"W
L79	201.31'	N44°08'05"E
L80	146.26'	N45°51'55"W
L81	18.07'	S44°08'05"W
L82	20.00'	N45°53'11"W
L83	18.08'	N44°08'05"E
L84	85.41'	N45°51'55"W
L85	9.67'	S44°08'05"W
L86	37.58'	S46°00'53"E
L87	20.00'	S44°06'49"W
L88	37.59'	N46°00'53"W
L89	55.65'	S66°42'33"W
L90	8.11'	S44°11'04"W
L91	20.00'	N45°48'56"W
L92	12.09'	N44°11'04"E
L93	55.64'	S66°42'33"W
L94	178.63'	N44°08'05"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L95	93.63'	N45°51'55"W
L96	40.86'	S89°08'05"W
L97	20.00'	N00°51'55"W
L98	49.14'	N89°08'05"E
L99	162.36'	N43°47'26"E
L100	15.00'	S46°15'34"E
L101	158.64'	S43°43'24"W
L102	34.53'	N45°52'02"W
L103	169.02'	N54°13'54"W
L104	235.29'	N02°38'25"W
L105	15.09'	N29°13'46"W
L106	4.21'	N60°46'14"E



MATCH LINE PG 5





MATCH LINE PG 4

GENERAL NOTES:

1) Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

2) 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 subdivision plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such plat, as required under the Subdivision Ordinance of the City of Rockwall.

3) Property owner shall be responsible for maintaining, repairing, and replacing and shall bear sol liability of all systems within the drainage and detention easements.

4) All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

5) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).

6) The purpose of this replat is to create easements and change a lot boundary line.

7) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive ± 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609533.682; Elevation= 600.48'

COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet ± 180 feet east intersection of Discovery/Corporate.
N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'

8) Zoning: Commercial (C) District

9) Base Flood Elevation information per FEMA GIS, FIRM Panel #48397C0045L.

10) All Visibility Easements are 30'x30' unless otherwise noted.

11) WSEL information based upon Floodplain / Detention Study NDMCE No. 23-014 by Nathan D. Maier Consulting Engineers, Inc. completed December of 2023.

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Creekside Commons Crossing, LP is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being Lots 2-6, Block A of Creekside Commons, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 20230000008813 of the Official Public Records of Rockwall County, Texas, and being that same tract of land described in Special Warranty Deed to Creekside Commons Crossing, LP recorded in Instrument Number 20220000021201 of the Official Public Records of Rockwall County, Texas,, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being in the northeast corner of that tract of land described as Parcel 1 Part 1 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, said corner also being in the south right-of-way line of existing State Highway 549 (variable width right-of-way);

Thence North 88 degrees 45 minutes 13 seconds East, along the south right-of-way line of said existing State Highway 549, a distance of 1,850.38 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the northwest corner of that tract of land described as Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, said corner also being in a northwest right-of-way line of new State Highway 549 (variable width right-of-way);

Thence, along the northwest line of said State of Texas Parcel 1 Part 2 tract and along the northwest line of said new State Highway 549, the following courses and distances:

Thence South 33 degrees 19 minutes 17 seconds East, a distance of 114.68 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 04 degrees 03 minutes 19 seconds, a radius of 1,155.00 feet and a chord bearing and distance of South 58 degrees 43 minutes 21 seconds West, 81.73 feet;

Thence, in a southwesterly direction, along said curve to the right, an arc length of 81.75 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence South 60 degrees 45 minutes 08 seconds West, a distance of 437.07 feet to a "X" set for corner,said corner being the beginning of a non-tangent curve to the left, having a delta of 08 degrees 16 minutes 36 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 56 degrees 38 minutes 44 seconds West, 160.20 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 160.34 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being the east corner of Lot 1, Block A of said Creekside Commons;

Thence North 45 degrees 53 minutes 13 seconds West, along the northeast line of said Lot 1, Block A, a distance of 261.06 feet to an "X" set for corner, said corner being the north corner of said Lot 1, Block A;

Thence South 44 degrees 08 minutes 05 seconds West, along the northwest line of said Lot 1, Block A, a distance of 269.59 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being the west corner of said Lot 1, Block A, said corner also being in a northeast line of said State of Texas Parcel 1 Part 1 tract;

Thence North 45 degrees 52 minutes 18 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 726.79 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 43 degrees 50 minutes 09 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 158.12 feet back to the POINT OF BEGINNING and containing 728,274.55 square feet or 16.719 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the CREEKSIDE COMMONS ADDITION 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. I further certify that all other parties who have a mortgage or lien interest in the CREEKSIDE COMMONS ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

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 purposes 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

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

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.

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

Creekside Commons Crossing, LP

_____
Jassem Setayesh
President/CEO

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Jassem Setayesh, a Texas limited liability company, 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 purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

_____
Notary Signature

SURVEYORS CERTIFICATE:

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

_____
J. R. January, R.P.L.S. No. 5382

APPROVED: I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2024.

_____ _____
Mayor of the City of Rockwall | Planning and Zoning Chairman

_____ _____
City Secretary | City Engineer

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
CREEKSIDE COMMONS CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
LOTS 14-18, BLOCK A
CREEKSIDE COMMONS ADDITION
BEING A REPLAT OF
LOTS 2-6, BLOCK A,
CREEKSIDE COMMONS ADDITION
BEING 5 LOTS
16.719 ACRES / 728,274.55 SF
SITUATED IN THE
W. W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE # P2024-004
DATE: 2/1/2024 / JOB # 2300816-2 / SCALE= 1" = 50' / DRAWN: JACOB

GENERAL ITEMS

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

EROSION CONTROL & VEGETATION

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

TRAFFIC CONTROL

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

UTILITY LINE LOCATES

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

WATER LINE NOTES

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

WASTEWATER LINE NOTES

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

GENERAL CONSTRUCTION NOTES
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October 2020

CITY OF ROCKWALL
ENGINEERING DEPARTMENT

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DEMOLITION, REMOVAL, DISPOSAL AND EXCAVATION NOTES

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

PAVING AND GRADING

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

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

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

DRAINAGE / STORM SEWER NOTES

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

RETAINING WALLS

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

FINAL ACCEPTANCE AND RECORD DRWINGS/AS-BUILTS

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

GENERAL CONSTRUCTION NOTES
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October 2020

CITY OF ROCKWALL
ENGINEERING DEPARTMENT

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CONTRACTOR TO REFER TO CITY OF ROCKWALL GENERAL NOTES AND TO FOLLOW WHICHEVER IS MORE STRINGENT/STRICT.

DEMOLITION NOTES

1. REFER TO MCDONALD'S SPECIFICATIONS SECTION 017329.
2. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND PINS.
3. CONTRACTOR SHALL REMOVE PAVEMENT IN ACCORDANCE WITH SPECIFICATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO: DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
5. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH SITE WORK SPECIFICATIONS.
6. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, OR OTHER MEANS OF PROTECTION, INCLUDING BUT IS NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: CONSTRUCTION FENCING, BARRICADES, SIGNAGE, ETC.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRAFFIC CONTROL NECESSARY FOR DRIVE DEMOLITION/CONSTRUCTION.

UTILITY NOTES

1. REFER TO MCDONALD'S SPECIFICATIONS SECTIONS 220523, 221116, 221316, 221319, 221413, 221423, 231123, 330513, 331116, 333100, AND CITY SPECIFICATIONS/STANDARDS.
2. ALL ELECTRICAL/CONDUIT RUNS ARE SCHEMATIC ONLY. LOT LIGHTS ARE TO BE WIRED TO 2 (TWO) OR MORE CIRCUITS IN AN ALTERNATING SEQUENCE.
3. GAS, ELECTRIC, AND TELEPHONE CONNECTIONS SHOWN ARE SCHEMATIC ONLY. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO BID.
4. ADJUST TO FINISHED GRADE ANY ACCESS POINTS FOR EXISTING UTILITIES REMAINING.
5. IT SHALL BE THE SIGN INSTALLER'S RESPONSIBILITY TO ENSURE THE PROPOSED SIGN LOCATION DOES NOT INTERFERE WITH ANY UTILITIES AND COMPLIES WITH ALL APPLICABLE CITY CODES. SIGN INSTALLER SHALL ALSO OBTAIN APPROVAL FROM THE APPROPRIATE ENTITIES PRIOR TO INSTALLING THE SIGN OVER ANY EXISTING EASEMENTS.
6. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
7. ¾" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR.

SITE NOTES

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL BUILDING PLANS FOR EXACT LOCATION AND ORIENTATION OF EXTERIOR DOORS.
2. TRASH ENCLOSURE FINISH TO MATCH BUILDING. REFER TO TRASH ENCLOSURE/STORAGE DETAILS FOR FOUNDATION DESIGN.
3. LOCATION OF ID SIGN IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE SIGN CONTRACTOR TO VERIFY COMPLIANCE WITH SETBACK, SIZE/HEIGHT AND RELATED ZONING REQUIREMENTS PRIOR TO SETTING.
4. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
5. DUE TO NATURE OF THE WORK, ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE (WITHIN 0.2'). NO MORE WITHOUT CITY APPROVED REVISIONS. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER FOR APPROVAL PRIOR TO FABRICATION TO ANY ITEM. FAILURE TO ADHERE TO THIS PROCEDURE SHALL PLACE FULL RESPONSIBILITY FOR ANY ERRORS DIRECTLY UPON THE CONTRACTOR.
6. BASES, CONDUIT, AND WIRING FOR ALL SIGNS ARE BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR TO COORDINATE WITH ACM AND SIGN PROVIDER FOR ANCHOR BOLTS.

GRADING NOTES

1. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
5. PROPOSED SPOT GRADES SHOWN ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
6. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT ONE FOOT (1').
7. GENERAL CONTRACTOR SHALL BACKFILL BEHIND BACK OF CURB UP TO TWO (2) INCHES BELOW TOP OF CURB ELEVATION. FILL SHALL BE CLEAN FILL MATERIAL FREE OF ORGANIC MATERIALS AND CONSTRUCTION DEBRIS. GENERAL CONTRACTOR SHALL GRADE AREAS TO DRAIN PER THE APPROVED GRADING PLAN AT A GRADE TWO (2) INCHES BELOW FINAL GRADE. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 4H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. CONTRACTOR TO REFER TO LANDSCAPE NOTES ON LANDSCAPE PLAN FOR FURTHER DETAIL.
8. FOR LOCATION OF ALL UTILITY ENTRANCES, SEE ARCHITECTURAL PLANS AND SPECIFICATIONS.
9. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, TELEPHONE COMPANY & GAS COMPANY FOR ACTUAL ROUTING OF POWER AND SERVICES TO BUILDING.
10. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
11. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL ON SITE AT ALL TIMES BY WATERING SITE AS OFTEN AS NEEDED.
12. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF ADJACENT PROPERTIES TO MCDONALD'S SITE. IF EXISTING GRADES DO NOT MATCH THOSE SHOWN ON THIS PLAN, CONTRACTOR SHALL NOTIFY MCDONALD'S PROJECT MANAGER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRAFFIC CONTROL NECESSARY FOR DRIVE DEMOLITION/CONSTRUCTION.
14. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
15. CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT UNLESS NOTED OTHERWISE.
16. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO TWO (2) INCHES BELOW TOP OF ALL WALKS AND CURBS. LANDSCAPE CONTRACTOR WILL PROVIDE THE ADDITIONAL TWO (2) INCHES OF MATERIAL PER THE LANDSCAPE PLAN. FINISHED GRADING, LANDSCAPING, AND SPRINKLER SYSTEM ARE BY THE OWNER/OPERATOR. CONTRACTOR TO REFER TO LANDSCAPE NOTES ON THE LANDSCAPE PLAN FOR FURTHER DETAIL.

PAVING NOTES

1. REFER TO MCDONALD'S SPECIFICATIONS SECTIONS 079200, 321216, 321236, 321313, 321613, 321713, 321723, AND CITY SPECIFICATIONS/STANDARDS.
2. REFER TO SITE PLAN FOR ADDITIONAL DIMENSION, RADII, ETC.
3. THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR ELECTRIC, GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, ETC. HAS BEEN INSTALLED. IT SHALL BE THE PAVING CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACING OF PERMANENT PAVEMENT. PRIOR TO STARTING OF CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS FROM CITY HAVE BEEN OBTAINED.
4. CONTRACTOR TO REFER TO BUILDING & STRUCTURAL PLANS FOR FOUNDATION DESIGN.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRAFFIC CONTROL NECESSARY FOR DRIVE DEMOLITION/CONSTRUCTION.
6. SIDEWALKS AROUND THE BUILDING SHALL HAVE THE SAME SUBGRADE AS BUILDING FOUNDATION AS DESCRIBED IN GEOTECHNICAL EVALUATION REPORT PROVIDED BY ALPHA TESTING. (REPORT NO. G232310) DATED SEPTEMBER 11, 2023.
7. MCDONALD'S RESERVES THE RIGHT TO REQUEST A COMPACTION AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER THE SOILS REPORT, TESTS WILL BE AT THE EXPENSE OF MCDONALD'S, OTHERWISE G.C., WILL BE CHARGED.

GENERAL NOTES

1. GENERAL CONTRACTOR MUST PROVIDE EXACT "AS BUILT" INFORMATION UPON COMPLETION. AS-BUILT TO BE SUBMITTED TO THE CITY OF ROCKWALL PER CITY REQUIREMENTS.
2. IT IS STRONGLY RECOMMENDED THAT NO CONTRACTUAL AGREEMENT OF ANY KIND BE SIGNED PRIOR TO RECEIVING AND THOROUGHLY REVIEWING ALL APPROVALS FROM ALL OF THE REGULATORY AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
3. CONTRACTOR SHALL CONTACT APPROPRIATE JURISDICTION AGENCIES PRIOR TO CONSTRUCTION TO CONFIRM IF INDEPENDENT TESTING OR INSPECTIONS WILL BE REQUIRED AS A CONDITION OF THEIR ACCEPTANCE OF WORK. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS TO INSURE PROPER TESTING & INSPECTIONS ARE DOCUMENTED SUCH THAT WORK WILL BE ACCEPTED AT PROJECT COMPLETION.
4. ALL MATERIALS AND CONSTRUCTION WITHIN EASEMENTS AND R.O.W. SHALL CONFORM TO ALL GOVERNING AUTHORITIES' JURISDICTION STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS. ALL OTHER MATERIALS AND CONSTRUCTION SHALL CONFORM TO MCDONALD'S PROJECT MANUAL AND SPECIFICATIONS. PAVEMENT, INCLUDING PARKING, MUST MEET CITY SPECIFICATIONS/STANDARDS. WATER AND AND SANITARY SEWER LINES MUST MEET CITY SPECIFICATIONS/STANDARDS.
5. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY SUMMIT SURVEYING, INC. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IN WRITING IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IN WRITING IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. THE ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM THE CONTRACTOR'S FAILURE TO NOTIFY THE ENGINEER AND OWNER.
6. FLOOD STATEMENT: ACCORDING TO MAP NO. 48397C0045L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF LANGAN ENGINEERING.

EROSION CONTROL SEQUENCE

1. INSTALL SILT FENCE AND TRIANGULAR SEDIMENT FILTER DIKE AROUND PERIMETER OF PROPERTY AND DISTURBED AREAS AS SHOWN.
2. INSTALL INLET PROTECTION FOR ALL EXISTING INLETS AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES, IF PRESENT.
3. CONSTRUCT TEMPORARY CONSTRUCTION EXIT/ENTRANCE.
4. DO NOT BEGIN ANY CONSTRUCTION UNTIL APPROVED BY INSPECTOR.
5. COMMENCE GRUBBING AND REMOVAL OF VEGETATION IN AREA TO RECEIVE CUT OR FILL.
6. COMMENCE GRADING OPERATION FOR BUILDING PAD PREPARATION (SEE GRADING PLAN).
7. INSTALL ALL UNDERGROUND UTILITIES.
8. FINALIZE PAVEMENT SUBGRADE PREPARATION.
9. INSTALL ALL PROPOSED STORM SEWER PIPES AND INLET PROTECTION SILT FENCES AT ENDS OF EXPOSED PIPES.
10. CONSTRUCT ALL INLETS AND DRAINAGE STRUCTURES. INLET PROTECTION SILT FENCES MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION.
11. REMOVE SILT FENCES AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
12. INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT, CURB & GUTTER.
13. EROSION PROTECTION AND DETENTION TO BE INSTALLED PER APPROVED PLANS PRIOR TO PAVING.
14. INSTALL ALL PAVING, CURB & GUTTER.
15. COMPLETE PLANTING AND/OR SEEDING OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION, IN ACCORDANCE WITH THE LANDSCAPING PLAN. THROUGHOUT THE PROJECT AND THE MAINTENANCE PERIOD FOR TURFGRASS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE TOPSOIL IN PLACE AT SPECIFIED GRADES. TOPSOIL AND TURFGRASS LOSSES DUE TO EROSION WILL BE REPLACED BY THE CONTRACTOR UNTIL ESTABLISHMENT AND ACCEPTANCE IS ACHIEVED.
16. REMOVE TEMPORARY CONSTRUCTION EXIT, SILT FENCE, AND TRIANGULAR SEDIMENT FILTER DIKE AFTER APPROVAL FROM INSPECTOR.

RECORD DRAWINGS December 2024

These plans have been revised to reflect those changes, if any, that deviated from the City approved construction plans. All revisions are based on construction records furnished to LANGAN by the contractor of record, and the grade verification survey prepared by Eyncon Engineering & Surveying dated December 10, 2024. We are not aware of any other changes as LANGAN was not on-site through the construction duration.

ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

No.	Description	Date
	Revisions	

McDonald's USA, LLC

STATE OF TEXAS — G. ROBERT ADAMS — 86184 — LICENSED PROFESSIONAL ENGINEER — 4/22/24

LANGAN
Langan Engineering and Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE Firm REG. #F-13709

Project
McDONALD'S NEW RESTAURANT
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A,
CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY **TEXAS**

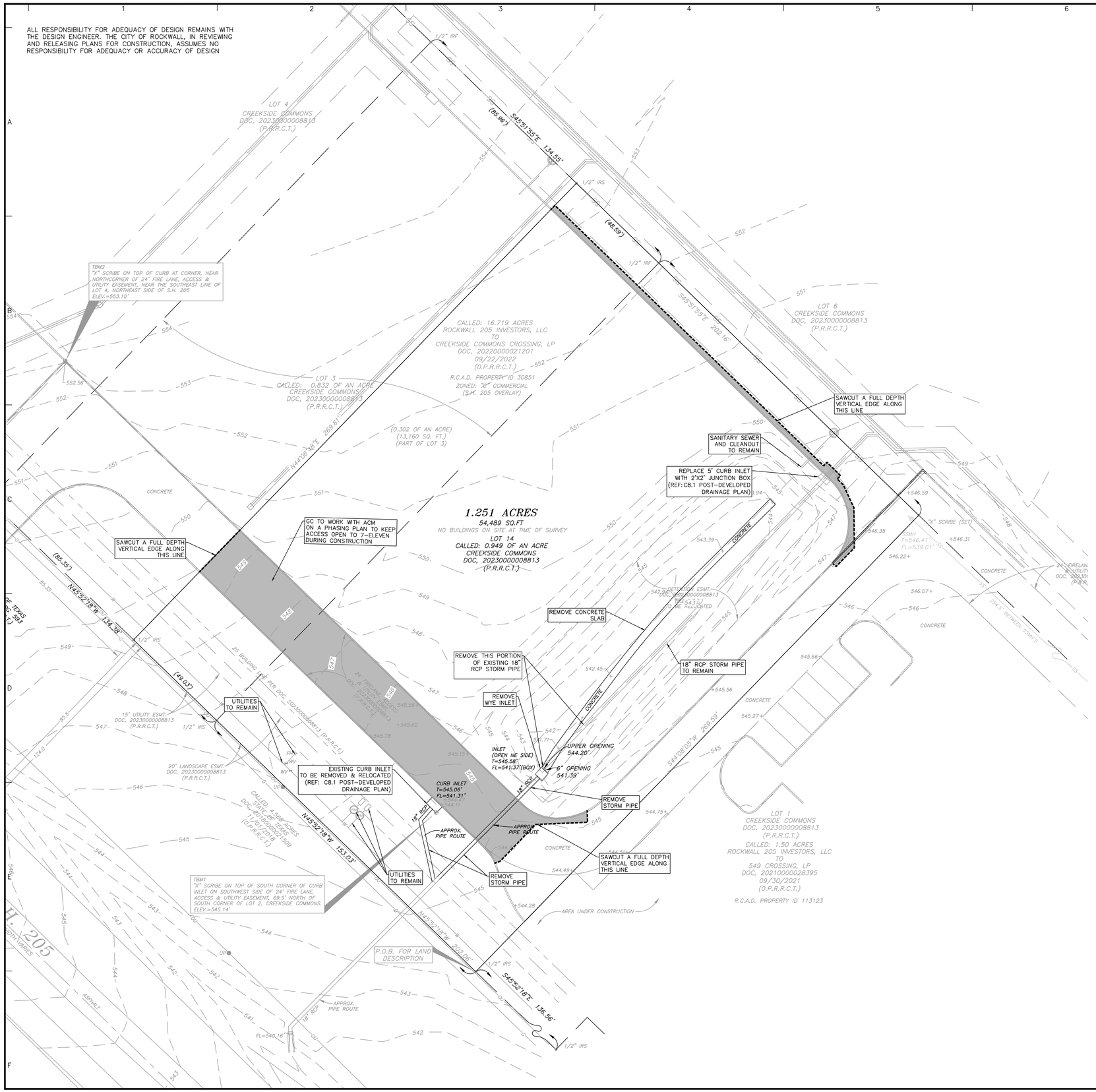
Drawing Title
GENERAL NOTES

Project No. **520061401**	Drawing No. **C1.1**
Date **04/22/2024**	
Drawn By **MNK**	
Checked By **HJM**	Sheet **11** of **36**

PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #042-3426 (NSN 41096) SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS Project No. 520061401 LANGAN

Date: 4/22/2024 Time: 10:00 User: mkayembe Style Table: Langan.stb Layout: Layout1 Document Code: 520061401-0601-GI001-0101

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



LEGEND

	AREA OF REMOVAL (PAVEMENT, BUILDINGS, UNDERGROUND UTILITIES, CURBS, SIGNS, LIGHT POLES, LIGHT FIXTURES, ETC. UNLESS OTHERWISE NOTED.
----------	SAWCUT LINE

UTILITY CONTACTS

ROCKWALL UTILITIES (SANITARY & WATER)
CONTACT: RICK SHERER
PHONE: (972) 771-7746

ONCOR (ELECTRIC)
CONTACT: DAWN FLUMERFELT
PHONE: (686) 816-1962

AT&T (TELEPHONE)
CONTACT: ROBERT JACKSON
PHONE:

ATMOS ENERGY (GAS)
CONTACT: THOMAS NEMARIAM
PHONE: (469) 497-9165

!!!CAUTION!!!

EXISTING OVERHEAD & UNDERGROUND UTILITIES IN THE VICINITY. VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES BY VACUUM EXCAVATION OR OTHER POTHOLING TECHNIQUES.

NOTES:
- REMOVAL OF FIRE LANE MUST BE COORDINATED WITH FIRE DEPARTMENT.
- DETENTION POND AND ASSOCIATED STRUCTURES CANNOT BE REMOVED UNTIL NEW DETENTION POND BY CREEKSIDE COMMONS IMPROVEMENT IS INSTALLED, INSPECTED, AND APPROVED.
- GC TO WORK WITH ACM ON A PHASING PLAN TO KEEP ACCESS OPEN TO 7-ELEVEN DURING CONSTRUCTION.

N

SCALE: 1" = 20'

RECORD DRAWINGS December 2024

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ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

Know what's **below.** **Call** before you dig.

No.	Description	Date
	Revisions	

STATE OF TEXAS — G. ROBERT ADAMS — 86184 — LICENSED PROFESSIONAL ENGINEER — 4/22/24

LANGAN
Langan Engineering and Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE Firm REG. #F-13709

Project
McDONALD'S NEW RESTAURANT
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A, CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY **TEXAS**

Drawing Title
DEMOLITION PLAN

Project No. 520061401	Drawing No. C2.0
Date 04/22/2024	
Drawn By MNK	
Checked By HJM	Sheet 12 of 36

PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426 (NSN 41096) SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS Project No. 520061401 LANGAN

Date: 4/22/2024 Time: 18:08 User: mkayembe Style Table: Langan.stb Layout: Layout1 Document Code: 520061401-0601-CD001-0101

ACREAGE SUMMARY	
TOTAL SITE	1.25 AC
TOTAL DISTURBED	±1.20 AC
PRE-CONSTRUCTION RUNOFF COEFFICIENT	0.35
POST-CONSTRUCTION RUNOFF COEFFICIENT	0.90
POST AREA ROOFED OR PAVED	1.00 AC
POST AREA LANDSCAPED	0.25 AC

LEGEND

- LANDSCAPE AREAS
- CONSTRUCTION ENTRANCE
- XXX — EXISTING CONTOUR
- XXX — CREEKSIDE COMMONS PROPOSED CONTOUR
- XXX — PROPOSED CONTOUR
- EXISTING DRAINAGE FLOW ARROW
- PROPOSED DRAINAGE FLOW ARROW
- LD — LIMITS OF DISTURBANCE
- IP — INLET PROTECTION
- SF — SILT FENCE
- TFD — TRIANGULAR FILTER DIKE
- ROCK CHECK DAM

NOTE

MINIMAL BEST MANAGEMENT PRACTICES FOR EROSION CONTROL HAVE BEEN SHOWN ON THIS PLAN. A SWPPP SHALL BE PREPARED FOR MCDONALD'S BY OTHERS AND ADMINISTERED BY OTHERS. LANGAN ENGINEERING RECOGNIZES STATE REQUIREMENTS FOR STORM WATER POLLUTION CONTROL BUT ASSUMES NO RESPONSIBILITY FOR A SWPPP ON THIS PROJECT.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED UPON RECORD OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, ACTUAL MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION PROVIDED HEREON IS NOT TO BE TAKEN AS EXACT OR FULLY COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS AS SHOWN.

NOTE TO CONTRACTOR

THE CONTRACTOR SHALL NOTE ON SITE PLAN THE LOCATION OF ALL MATERIAL STORAGE AREAS, EQUIPMENT STORAGE AREAS, PETROLEUM TANKS, SOLID WASTE RECEPTACLES, SANITARY FACILITIES, CONCRETE WASHOUT AREAS, ANY ON-SITE OR OFF-SITE BORROW OR STOCKPILE AREA, ANY ON-SITE OR OFF-SITE SUPPORT ACTIVITIES (SUCH AS ASPHALT OR CONCRETE PLANTS). CONTRACTOR SHALL ALSO PREPARE, KEEP ON SITE, AND MAINTAIN CURRENT A LIST OF MATERIALS WITH APPROXIMATE QUANTITIES, WHICH ARE STORED ON SITE.

EROSION CONTROL SEQUENCE

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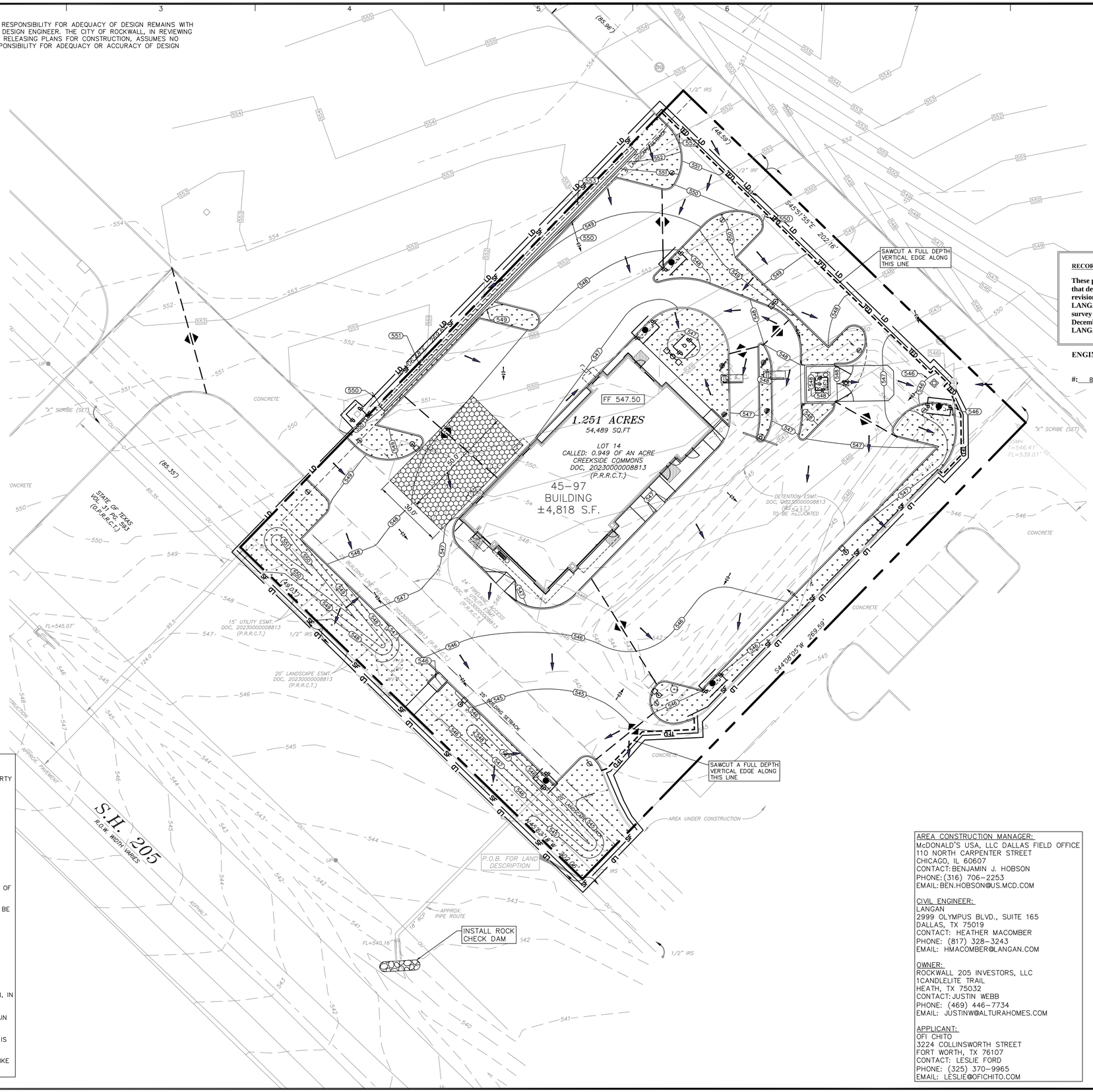

N

0 10 20 30 40

SCALE: 1" = 20'

RECORD DRAWINGS December 2024

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ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

811 Know what's **below.** **Call** before you dig.

Date	Description	No.
Revisions		

McDonald's USA, LLC

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STATE OF TEXAS G. ROBERT ADAMS 86184 LICENSED PROFESSIONAL ENGINEER 4/22/24

LANGAN

Langan Engineering and Environmental Services, LLC

2999 Olympus Blvd, Suite 165
Dallas, TX 75019

T: 817.328.3200 www.langan.com

TBPE Firm REG. #F-13709

Project

McDONALD'S NEW RESTAURANT L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A, CREEKSIDE COMMONS
ROCKWALL

ROCKWALL COUNTY **TEXAS**

Drawing Title

EROSION CONTROL PLAN

Project No.	Drawing No.
520061401	C3.0
Date: 04/22/2024	
Drawn By: MNK	
Checked By: HJM	Sheet 13 of 36

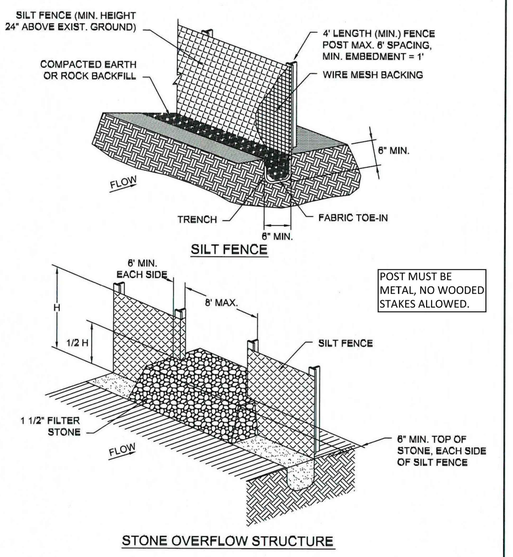
AREA CONSTRUCTION MANAGER:
McDONALD'S USA, LLC DALLAS FIELD OFFICE
110 NORTH CARPENTER STREET
CHICAGO, IL 60607
CONTACT: BENJAMIN J. HOBSON
PHONE: (316) 706-2253
EMAIL: BEN.HOBSON@US.MCD.COM

CIVIL ENGINEER:
LANGAN
2999 OLYMPUS BLVD., SUITE 165
DALLAS, TX 75019
CONTACT: HEATHER MACOMBER
PHONE: (817) 328-3243
EMAIL: HMACOMBER@LANGAN.COM

OWNER:
ROCKWALL 205 INVESTORS, LLC
1CANDLELITE TRAIL
HEATH, TX 75032
CONTACT: JUSTIN WEBB
PHONE: (469) 446-7734
EMAIL: JUSTINW@ALTURAHOMES.COM

APPLICANT:
OFI CHITO
3224 COLLINSWORTH STREET
FORT WORTH, TX 76107
CONTACT: LESLIE FORD
PHONE: (325) 370-9965
EMAIL: LESLIE@OFICHITO.COM

LANGAN PROJECT No. 520061401 SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426 (NSN 41096)



SILT FENCE

POST MUST BE METAL, NO WOODED STAKES ALLOWED.

STONE OVERFLOW STRUCTURE

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

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

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.

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.

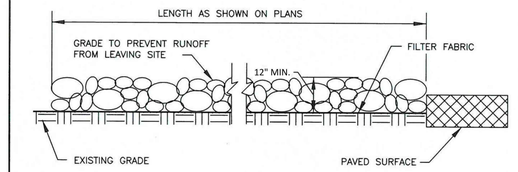
6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

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.

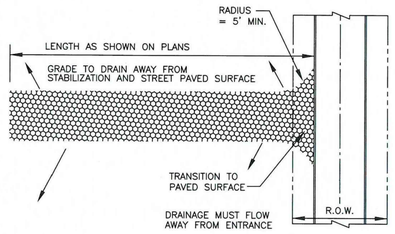
8. FILTER STONE SHALL BE WRAPPED IN FILTER FABRIC AND BURIED SIX (6") INCHES MINIMUM.

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

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



PROFILE VIEW
N.T.S.

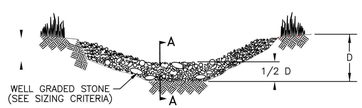


PLAN VIEW
N.T.S.

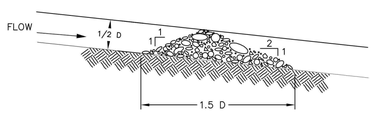
Note: No crushed concrete or recycled concrete allowed.

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

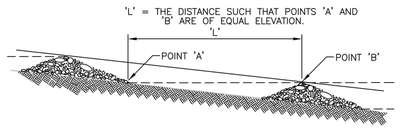
*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



VIEW LOOKING UPSTREAM



SECTION A – A



SPACING BETWEEN CHECK DAMS

ROCK CHECK DAM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.9 *	
		DATE OCT. '04	STANDARD DRAWING NO. 1060A

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

ROCK CHECK DAM GENERAL NOTES:

1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1½ TO 3½ INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.

2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

3. WHEN SILT REACHES A DEPTH EQUAL TO ONE–THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.

4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

5. FILTER STONE SHALL BE WRAPPED IN APPROPRIATE SIZED WIRE MESH TO CONTAIN STONE AND BURIED SIX (6") INCHES MINIMUM.

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

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

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 4 TO 6 INCH DIAMETER COARSE AGGREGATE.

2. MINIMUM LENGTH SHALL BE 50 FEET AND WIDITH 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 OR RECYCLED CONCRETE ALLOWED.

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

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

RECORD DRAWINGS December 2024

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ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

Date	Description	No.
Revisions		

McDonald's USA, LLC

STATE OF TEXAS — G. ROBERT ADAMS — 86184 — LICENSED PROFESSIONAL ENGINEER — 4/22/24

LANGAN
Langan Engineering and Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE Firm REG. #F-13709

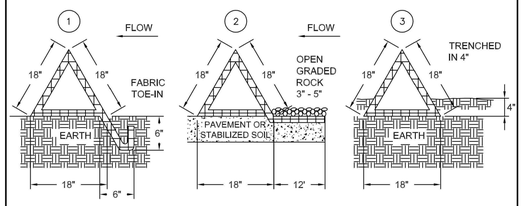
Project
McDONALD'S NEW RESTAURANT L/C #042-3426 (NSN 41096) 4901 S. GOLIAD ST. PROPOSED LOT 14, BLOCK A, CREEKSIDE COMMONS ROCKWALL
ROCKWALL COUNTY **TEXAS**

Drawing Title
EROSION CONTROL DETAILS

Project No.	Drawing No.
520061401	C3.1
Date: 04/22/2024	
Drawn By: MNK	
Checked By: HJM	Sheet 14 of 36

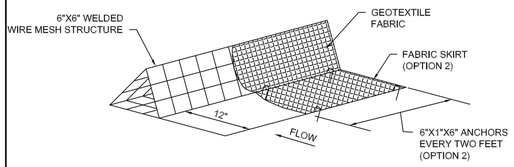
PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #042-3426 (NSN 41096) SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS **Project No. 520061401** **LANGAN**

Date: 4/22/2024 Time: 12:07 User: mkayembe Style Table: Langan.stb Layout: Layout1 Document Code: 520061401-0601-CE501-0101



CROSS SECTION OF INSTALLATION OPTIONS

1. TOE-IN 6" MIN.
2. FABRIC SKIRT WEIGHTED WITH ROCK
3. TRENCHED IN 4"



ISOMETRIC PLAN VIEW

TRIANGULAR SEDIMENT FILTER DIKE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.8 *	
		DATE OCT. '04	STANDARD DRAWING NO. 1050A

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

TRIANGULAR SEDIMENT FILTER DIKE GENERAL NOTES:

1. DIKES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT DIKE.

2. THE FABRIC COVER AND SKIRT SHALL BE A CONTINUOUS EXTENSION OF THE FABRIC ON THE UPSTREAM FACE, AND FABRIC SHALL BE OVERLAPPED A MINIMUM OF 12".

3. THE SKIRT SHALL BE WEIGHTED WITH A CONTINUOUS LAYER OF TYPE 'A' RIP RAP, OR TOED-IN 6" WITH MECHANICALLY COMPACTED MATERIAL. OTHERWISE, THE ENTIRE STRUCTURE SHALL BE TRENCHED TO A DEPTH OF 4 INCHES.

4. DIKES AND SKIRT SHALL BE SECURELY ANCHORED IN PLACE USING 6-INCH WIRE STAPLES ON 2-FOOT CENTERS ON BOTH EDGES AND SKIRTS.

5. FILTER MATERIAL SHALL BE LAPPED OVER ENDS 6" TO COVER DIKE TO DIKE JOINTS. JOINTS SHALL BE FASTENED WITH GALVANIZED SHOAT RINGS.

6. THE DIKE STRUCTURE SHALL BE 6 GA. 6" X 6" WIRE MESH, 18" ON A SIDE.

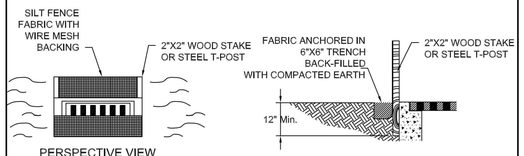
7. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

8. THE FILTER DIKE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

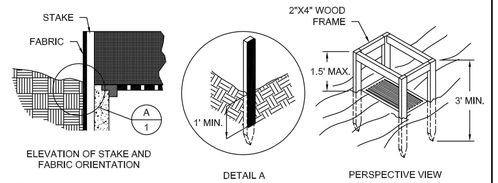
9. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES APPROXIMATELY 6-INCHES IN DEPTH. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

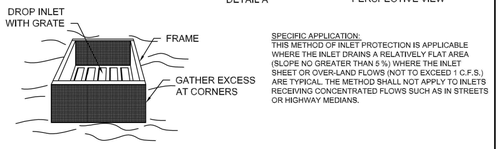
TRIANGULAR SEDIMENT FILTER DIKE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.8 *	
		DATE OCT. '04	STANDARD DRAWING NO. 1050B

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



I. STANDARD INSTALLATION





SPECIFIC APPLICATION:
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5 %) WHERE THE INLET SHEET OR OVER-LAND FLOWS (NOT TO EXCEED 1 C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREETS OR HIGHWAY MEDIANS.

II. ALTERNATE INSTALLATION

INLET PROTECTION FILTER BARRIER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.14 *	
		DATE OCT. '04	STANDARD DRAWING NO. 1120

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

RECORD DRAWINGS December 2024

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ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

Date	Description	No.
Revisions		

McDonald's USA, LLC

STATE OF TEXAS
G ROBERT ADAMS
86184
LICENSED PROFESSIONAL ENGINEER
4/22/24

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Project
McDONALD'S NEW RESTAURANT
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A,
CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY **TEXAS**

Drawing Title
EROSION CONTROL DETAILS

Project No.	Drawing No.
520061401	C3.2
Date: 04/22/2024	
Drawn By: MNK	
Checked By: HJM	Sheet 15 of 36

LANGAN
Project No. 520061401
SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS
PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426 (NSN 41096)

LEGEND

LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24" CLEAR FROM BACK OF CURB)	
McDONALD'S DIGITAL MENU BOARD	
McDONALD'S ORDER HERE CANOPY	
McDONALD'S DIGITAL PRE-BROWSE BOARD	
McDONALD'S DOUBLE GATEWAY	
McDONALD'S DIRECTIONAL SIGN	
DETECTOR LOOP (LOCATION TO BE APPROVED BY McDONALD'S) (RE: C10.0 STANDARD DETAILS)	
"DRIVE-THRU" WITH "CIRCLE / ARROW" - COLOR : YELLOW	DRIVE THRU
PAINTED "STOP" AND 12" STOP BAR WITH "STOP" SIGN - COLOR : YELLOW *	STOP
"THANK YOU" AT END OF PATH - COLOR : YELLOW	THANK YOU
"CIRCLE / ARROW" - COLOR : YELLOW	
ARROW PATH DIRECTION - COLOR : WHITE	
STRAIGHT DRIVE-THRU "ARROW MARKING" - COLOR: YELLOW	

PAVING LEGEND

HEAVY DUTY REINFORCED CONCRETE @ DRIVE-THRU & PARKING AREA. MINIMUM 6" THICK WITH #3 BARS @ 18" O.C.E.W. CONCRETE TO BE 4000 PSI 28-DAY STRENGTH, 6.5 SACK MIN.

HEAVY DUTY REINFORCED CONCRETE @ DRIVING AREAS & FIRE LANES. MINIMUM 6" THICK WITH #3 BARS @ 18" O.C.E.W. CONCRETE TO BE 4000 PSI 28-DAY STRENGTH, 6.5 SACK MIN.

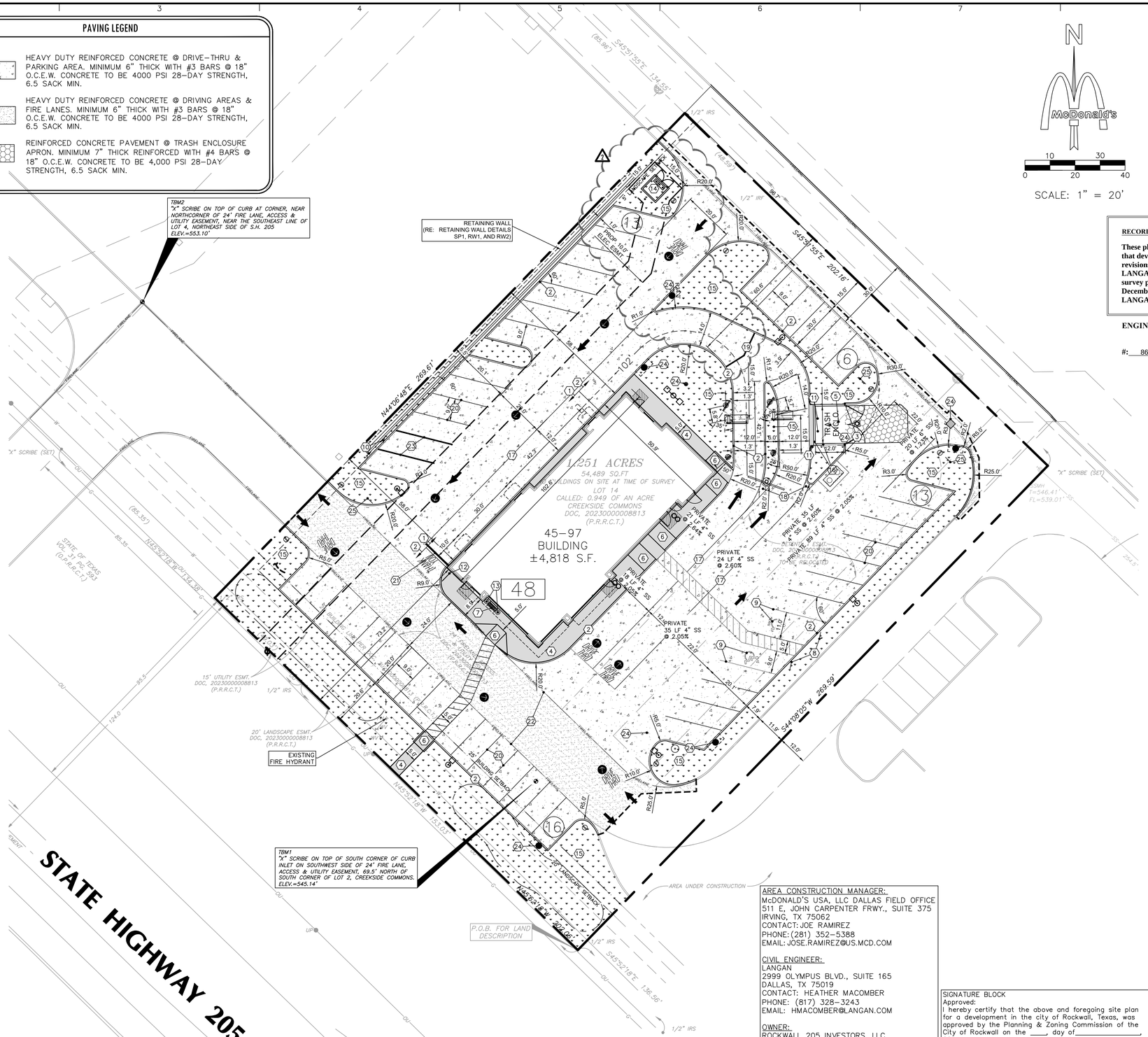
REINFORCED CONCRETE PAVEMENT @ TRASH ENCLOSURE APRON. MINIMUM 7" THICK REINFORCED WITH #4 BARS @ 18" O.C.E.W. CONCRETE TO BE 4,000 PSI 28-DAY STRENGTH, 6.5 SACK MIN.

KEY NOTE LEGEND

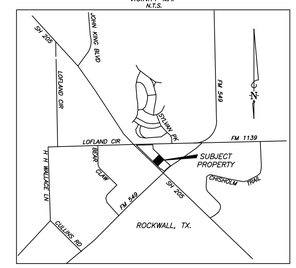
MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @DRIVE-THRU (RE: C10.2 STANDARD DETAILS)
2	CURB AND GUTTER @NON DRIVE-THRU AREAS (RE: C10.2 STANDARD DETAILS)
3	TURN DOWN CURB (RE: C10.2 STANDARD DETAILS)
4	REINFORCED CONCRETE SIDEWALK (RE: C10.2 STANDARD DETAILS)
5	100 GAL SAND OIL SEPARATOR (RE: PARK USA CMP-1)
6	H.C. ACCESS RAMP @1:12 MAX SLOPE (RE: C10.1 STANDARD DETAILS)
7	BENCH (G.C. TO COORDINATE WITH O/O & ACM)
8	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
9	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (RE: C10.1 STANDARD DETAILS)
10	McDONALD'S OOSP, MOBILE & ROLL FORWARD SIGNS (RE: C10.3 STANDARD DETAILS)
11	BOLLARD (RE: C10.0 STANDARD DETAILS)
12	5' GUARDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARDS DETAILS)
13	PLANTERS (G.C. TO COORDINATE WITH O/O & ACM)
14	PAD MOUNTED TRANSFORMER (RE: C9.0 UTILITY PLAN)
15	LANDSCAPE AREA (RE: L1.0 LANDSCAPE PLAN AND C1.1 GENERAL NOTES SHEET 'GRADING NOTES #7 AND #16')
16	8' TALL MASONRY SCREENING WALL (RE: ARCHITECTURAL PLANS)
17	6" DRIVE-THRU STRIPING - COLOR : YELLOW
18	4" DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR : YELLOW
19	6" MERGE POINT - COLOR : YELLOW
20	4" PARKING STALL STRIPING - COLOR : WHITE (TYP)
21	8" OOSP STRIPING - COLOR : YELLOW
22	FIRE LANE STRIPING PER CITY OF ROCKWALL FIRE CODE STANDARDS
23	4" OOSP & MOBILE PICK-UP STRIPING - COLOR : YELLOW
24	DRAINAGE STRUCTURE (RE: C8.1 POST DEVELOPED DRAINAGE PLAN)
25	DO NOT ENTER SIGN

SITE INFORMATION

LAND AREA:	54,489 SF (1.251 AC)
CURRENT ZONING:	C-COMMERCIAL DISTRICT (SH205 OVERLAY DISTRICT)
EXISTING USE:	VACANT LOT
PROPOSED USE:	McDONALD'S RESTAURANT W/DRIVE-THRU
BUILDING AREA (APPROXIMATE):	4,818 GFA
BUILDING LOT COVERAGE:	4,818 SF/54,489 SF = 8.84%
PARKING CALCULATIONS:	1 SPACE PER 100 SF
PARKING SPACED REQUIRED:	48
PARKING SPACES PROVIDED:	48
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
LANDSCAPE SETBACK:	20' FRONT; 5' REAR & SIDE
BUILDING SETBACK:	25' FRONT; 10' SIDES & REAR
EXISTING IMPERVIOUS AREAS:	13.9% (7,592 SF)
PROPOSED IMPERVIOUS AREAS:	66.2% (36,028 SF)
PROPOSED LANDSCAPE PERCENTAGE:	19.9% (10,869 SF)



SCALE: 1" = 20'



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ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

811 Know what's **below.** **Call** before you dig.

Date	Description	No.
08/27/2024	ADDED PAD-MOUNTED TRANSFORMER AND WIDENED DT LANE AT MERGE POINT	2

Revisions

McDonald's USA, LLC

STATE OF TEXAS G. ROBERT ADAMS 86184 LICENSED PROFESSIONAL ENGINEER 8/27/24

LANGAN

Langan Engineering and Environmental Services, Inc.

2999 Olympus Blvd, Suite 165
Dallas, TX 75019

T: 817.328.3200 www.langan.com

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Project

McDONALD'S NEW RESTAURANT
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A,
CREEKSIDE COMMONS
ROCKWALL

ROCKWALL COUNTY **TEXAS**

Drawing Title

SITE PLAN

Project No.	520061401
Date	04/22/2024
Drawn By	MNK
Checked By	HJM

Drawing No. **C4.0**

Sheet **16** of **36**

AREA CONSTRUCTION MANAGER:
McDONALD'S USA, LLC DALLAS FIELD OFFICE
511 E. JOHN CARPENTER FRWY., SUITE 375
IRVING, TX 75062
CONTACT: JOE RAMIREZ
PHONE: (281) 352-5388
EMAIL: JOSE.RAMIREZ@US.MCD.COM

CIVIL ENGINEER:
LANGAN
2999 OLYMPUS BLVD., SUITE 165
DALLAS, TX 75019
CONTACT: HEATHER MACOMBER
PHONE: (817) 328-3243
EMAIL: HMACOMBER@LANGAN.COM

OWNER:
ROCKWALL 205 INVESTORS, LLC
1CANDLELITE TRAIL
HEATH, TX 75032
CONTACT: JUSTIN WEBB
PHONE: (469) 446-7734
EMAIL: JUSTINW@ALTURAHOMES.COM

APPLICANT:
OFI CHITO
3224 COLLINSWORTH STREET
FORT WORTH, TX 76107
CONTACT: LESLIE FORD
PHONE: (325) 370-9965
EMAIL: LESLIE@OFICHITO.COM

SIGNATURE BLOCK
Approved:
I hereby certify that the above and foregoing site plan for a development in the city of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____, day of_____, 2024.

WITNESS OUR HANDS, this ____ day of_____, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NUMBER: SP2023-048

PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426 (NSN 41096) SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS **Project No. 520061401** **LANGAN**

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McDONALD'S ORDER HERE CANOPY	
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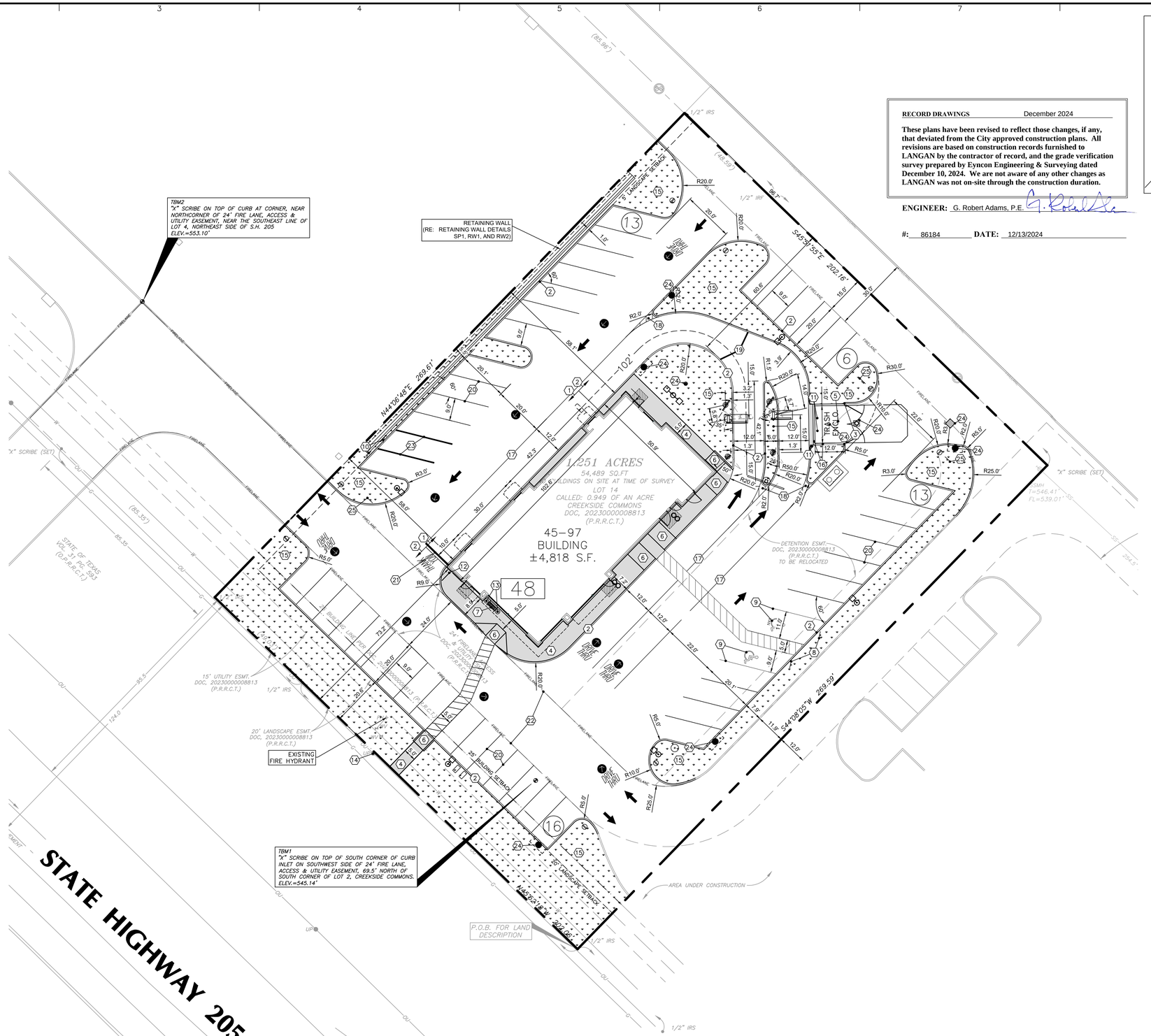

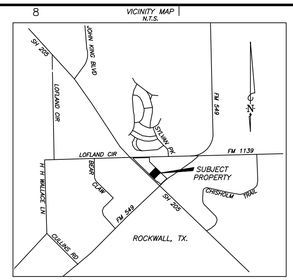

RECORD DRAWINGS December 2024

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ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

SCALE: 1" = 20'

Know what's **below.** **Call** before you dig.

Date	Description	No.
Revisions		

McDonald's USA, LLC

STATE OF TEXAS G. ROBERT ADAMS 86184 LICENSED PROFESSIONAL ENGINEER 4/22/24

LANGAN
Langan Engineering and Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE Firm REG. #F-13709

Project
McDONALD'S NEW RESTAURANT
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A,
CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY **TEXAS**

Drawing Title
DIMENSIONAL CONTROL PLAN

Project No. 520061401	Drawing No. C4.1
Date 04/22/2024	
Drawn By MNK	
Checked By HJM	Sheet 17 of 36

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

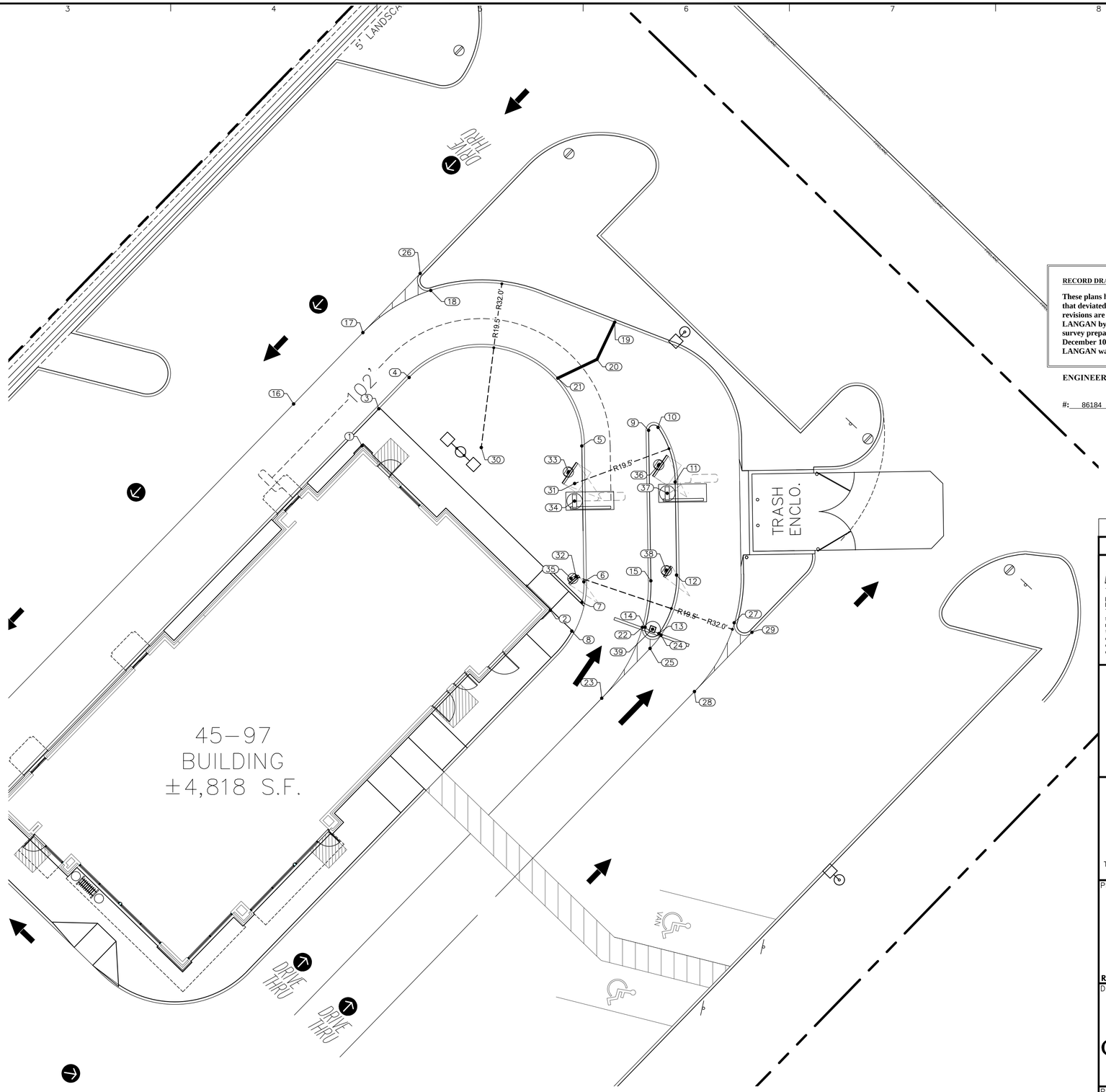
PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426 (NSN 41096) SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS Project No. 520061401 LANGAN

NOTICE TO CONTRACTOR

1. COORDINATES SHOWN ARE AT BACK OF CURB OR CENTERLINE OF FOUNDATION OR STRIPE.
2. VERIFY LOCATION OF CODS AND MENU BOARDS WITH ACM PRIOR TO POURING FOUNDATIONS.
3. COORDINATES BASED ON GEODETIC NORTH AS PROVIDED BY SURVEYOR.
4. IT IS REQUIRED BY McDONALD'S THAT ALL DRIVE THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS IN THE DRIVE THRU AREA BE FIELD LOCATED AND STAKED BY A PROFESSIONAL SURVEYOR.

Point Table

Point #	*Northing*	*Easting*	*FULL DESCRIPTION*
1	*7009051.0431*	*2605611.6343*	*BUILDING CORNER*
2	*7009019.1488*	*2605648.1498*	*BUILDING CORNER*
3	*7009058.2194*	*2605614.8821*	*BACK OF CURB*
4	*7009064.2843*	*2605620.7664*	*POINT OF CURVATURE*
5	*7009050.9998*	*2605654.2594*	*POINT OF TANGENCY*
6	*7009024.6641*	*2605654.6571*	*POINT OF CURVATURE*
7	*7009020.6674*	*2605654.3047*	*BACK OF CURB*
8	*7009015.1022*	*2605652.3164*	*BACK OF CURB*
9	*7009054.0376*	*2605667.2150*	*POINT OF CURVATURE*
10	*7009054.6112*	*2605669.0444*	*POINT OF COMPOUND CURVATURE*
11	*7009044.0148*	*2605672.3670*	*POINT OF TANGENCY*
12	*7009025.9653*	*2605672.6395*	*POINT OF CURVATURE*
13	*7009014.6243*	*2605669.2111*	*POINT OF COMPOUND CURVATURE*
14	*7009015.8665*	*2605666.5273*	*POINT OF REVERSE CURVATURE*
15	*7009024.8604*	*2605667.6556*	*POINT OF TANGENCY*
16	*7009059.1497*	*2605598.3679*	*STRIPE POINT*
17	*7009072.9879*	*2605611.7945*	*STRIPE POINT OF CURVATURE*
18	*7009081.1675*	*2605624.9604*	*STRIPE POINT OF TANGENCY*
19	*7009075.0188*	*2605660.6460*	*STRIPE POINT*
20	*7009067.7964*	*2605657.2054*	*MERGE POINT STRIPED*
21	*7009064.1554*	*2605649.6010*	*MERGE POINT STRIPED*
22	*7009015.8309*	*2605665.9991*	*STRIPE POINT OF CURVATURE*
23	*7009002.0869*	*2605658.1262*	*STRIPE POINT OF TANGENCY*
24	*7009014.3411*	*2605669.6232*	*STRIPE POINT OF CURVATURE*
25	*7009011.7439*	*2605667.4958*	*STRIPE POINT OF TANGENCY*
26	*7009084.4460*	*2605622.9115*	*STRIPE POINT*
27	*7009016.7096*	*2605683.8218*	*STRIPE POINT OF CURVATURE*
28	*7009003.3883*	*2605676.1089*	*STRIPE POINT OF TANGENCY*
29	*7009014.8710*	*2605687.2499*	*STRIPE POINT*
30	*7009050.7055*	*2605634.7616*	*RADIUS POINT*
31	*7009043.7203*	*2605652.8692*	*RADIUS POINT*
32	*7009025.6601*	*2605653.1443*	*RADIUS POINT*
33	*7009045.9399*	*2605651.6355*	*PRIMARY OUTDOOR DIGITAL MENU BOARD*
34	*7009040.3191*	*2605652.8476*	*PRIMARY ORDER HERE CANOPY*
35	*7009025.3084*	*2605652.1582*	*DIGITAL OUTDOOR PRE-BROWSE MENU BOARD*
36	*7009047.3357*	*2605669.1731*	*SECONDARY OUTDOOR DIGITAL MENU BOARD*
37	*7009041.8287*	*2605670.8268*	*SECONDARY ORDER HERE CANOPY*
38	*7009026.8990*	*2605670.6091*	*DIGITAL OUTDOOR PRE-BROWSE MENU BOARD*
39	*7009015.4741*	*2605667.9750*	*DOUBLE GATEWAY*



BENCHMARK

TBM1
"X" SCRIBE ON TOP OF SOUTH CORNER OF CURB INLET ON SOUTHWEST SIDE OF 24' FIRE LANE, ACCESS & UTILITY EASEMENT, 69.5' NORTH OF SOUTH CORNER OF LOT 2, CREEKSIDE COMMONS.
ELEV.=545.14'

TBM2
"X" SCRIBE ON TOP OF CURB AT CORNER, NEAR NORTHCORNER OF 24' FIRE LANE, ACCESS & UTILITY EASEMENT, NEAR THE SOUTHEAST LINE OF LOT 4, NORTHEAST SIDE OF S.H. 205
ELEV.=553.10'

N

SCALE: 1" = 10'

RECORD DRAWINGS December 2024

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ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

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Revisions		

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PROPOSED LOT 14, BLOCK A,
CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY **TEXAS**

Drawing Title
DRIVE-THRU COORDINATE PLAN

Project No.	Drawing No.
520061401	C5.0
Date: 04/22/2024	
Drawn By: MNK	
Checked By: HJM	Sheet 18 of 36

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PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426 (NSN 41096) SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS **Project No. 520061401** McDONALD'S RESTAURANT L/C #42-3426 (NSN 41096) **LANGAN**

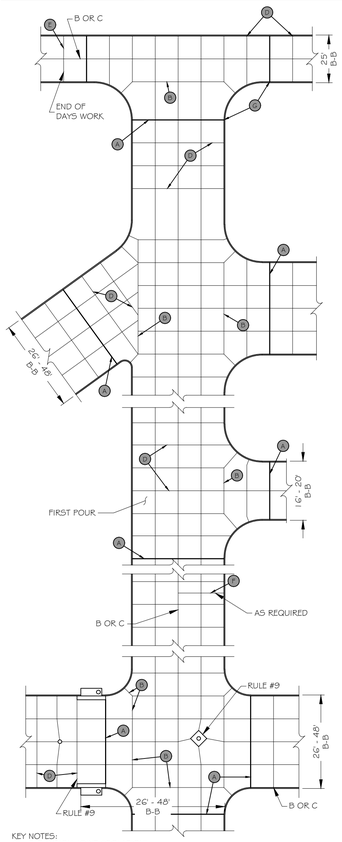
Date: 4/22/2024 Time: 12:11 User: mkayembe Style Table: Langan.stb Layout: Layout1 Document Code: 520061401-0601-CS101-0101

PAVING SPECIFICATION	VERIFY W/ MCDONALD'S:	ASPHALT: ☐	CONCRETE: ☒
	CONTRACTOR TO BID:	ASPHALT: ☐	CONCRETE: ☒

CONCRETE PAVEMENT RECOMMENDATIONS			
PAVEMENT MATERIALS	HEAVY DUTY	FIRE LANE	TRASH ENCLOSURE APRON
PORTLAND CEMENT CONCRETE PAVEMENT	6"	6"	7"
LIME MODIFIED SUBGRADE	6"	6"	6"

PAVEMENT NOTES:
1. PAVEMENT AND SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ALPHA TESTING, DATED SEPTEMBER 11, 2023, PROJECT NO. G232310
2. SUBGRADE SHOULD BE SCARIFIED AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR (ASTM D698) MAXIMUM DRY DENSITY WITH LOOSE THICKNESS OF 8 INCHES PRIOR TO COMPACTION. SEE SECTION 6.1.1 OF GEOTECH REPORT.
3. PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN PROPERLY COMPACTED, FINE-GRADED AND PROOF ROLLED AS SPECIFIED IN THE SOILS REPORT.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, McDONALD'S SPECIFICATIONS & CITY SPECIFICATIONS.
5. WATER SHOULD NOT BE ALLOWED TO POND BEHIND CURBS AND SATURATE THE BASE MATERIALS. GRANULAR BASE MATERIAL SHOULD EXTEND THROUGH THE SLOPE PROVIDING UNDERGROUND DRAINAGE AN EXIT PATH.
6. REFER TO C10.2 FOR CONCRETE JOINT SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE SOILS REPORT.
7. ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED WITH #4 BARS @ 18" O.C.E.W AND FIBER MESH, UNLESS OTHERWISE NOTED.
8. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

THE INFORMATION ABOVE IS BEING PROVIDED FOR REFERENCE ONLY AND SHALL NOT BE RELIED ON AS ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFERRING TO THE GEOTECHNICAL REPORT REFERENCED ABOVE FOR ALL PAVEMENT/EARTHWORK REQUIREMENTS.



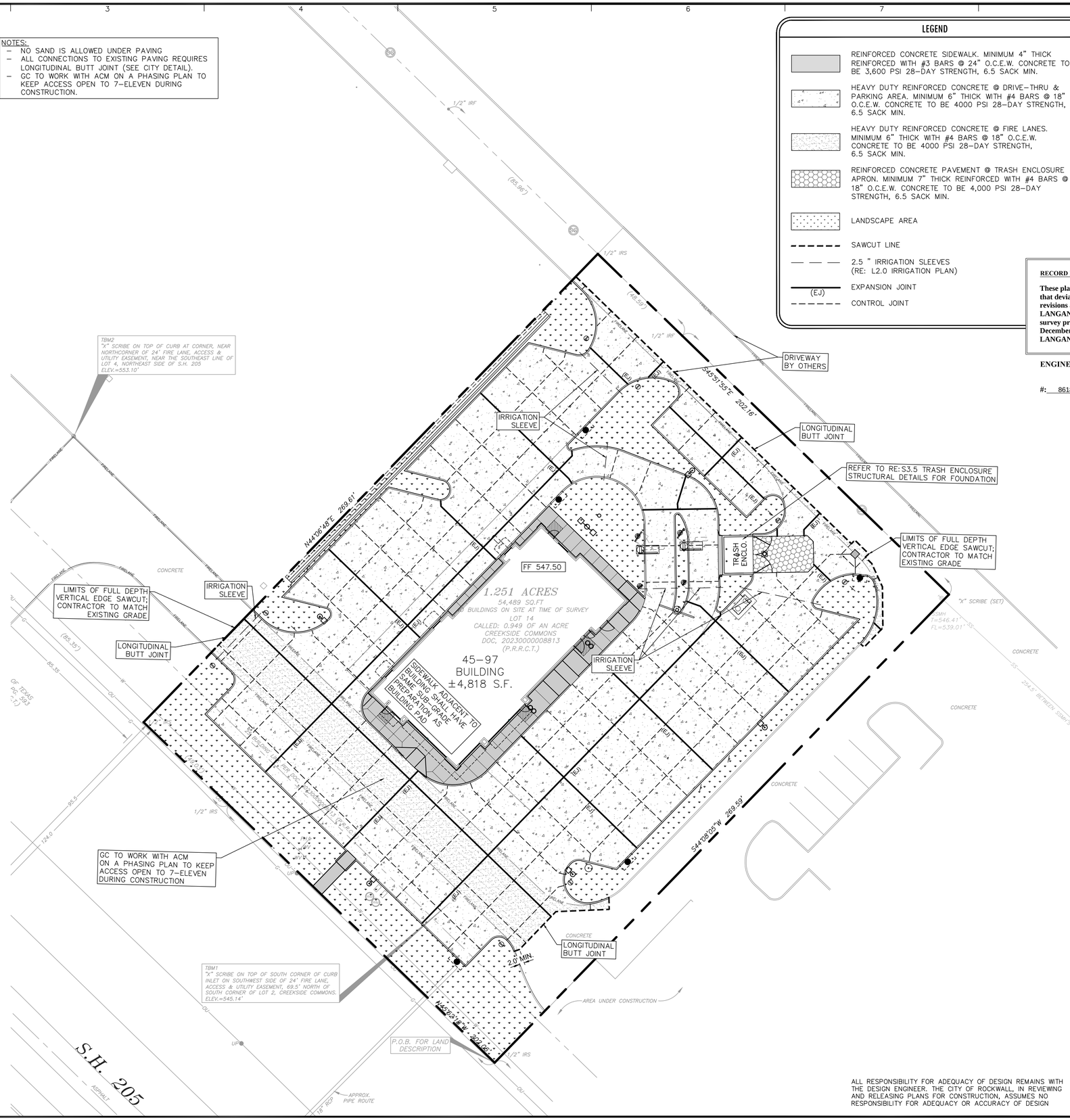
KEY NOTES:
A. EXPANSION JOINT (ISOLATION)
B. LONGITUDINAL CONSTRUCTION JOINT
C. LONGITUDINAL CONTROL JOINT (CONTRACTION)
D. TRANSVERSE CONTROL JOINT (CONTRACTION)
E. PLANNED TRANSVERSE CONSTRUCTION JOINT
F. EMERGENCY TRANSVERSE CONSTRUCTION JOINT
G. PLACE ½" EXPANSION JOINT FILLER IN TOP OF CURB ONLY AT ALL RADIUS POINTS

RULES:
1. AVOID ODD-SHAPED SLABS.
2. REFER TO ACI 330 'GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS' AND GEOTECH REPORT PROVIDED BY ALPHA TESTING, IN REPORT- NO. G23231.0 FOR MAXIMUM TRANSVERSE AND LONGITUDINAL JOINT SPACING SPECIFICATIONS.
3. KEEP SLABS AS SQUARE AS POSSIBLE. LONG NARROW SLABS TEND TO CRACK MORE THAN SQUARE ONES.
4. ALL TRANSVERSE CONTRACTION JOINTS MUST BE CONTINUOUS THROUGH THE CURB AND HAVE A DEPTH EQUAL TO ¼ THE PAVEMENT THICKNESS.
5. IN ISOLATION JOINTS, THE FILLER MUST BE FULL DEPTH AND EXTEND THROUGH THE CURB
6. IF THERE IS NO CURB, LONGITUDINAL JOINTS SHOULD BE TIED WITH DEFORMED BARS.
7. OFFSETS AT RADIUS POINTS SHROUD BE AT LEAST 1.5ft WIDE. JOINT INTERSECTION ANGLES LESS THAN 60° SHOULD BE AVOIDED.
8. MINOR ADJUSTMENTS IN JOINT LOCATION MADE BY SHIFTING OF SKEWING TO MEET INLETS AND MANHOLES WILL IMPROVE PAVEMENT PERFORMANCE
9. WHEN THE PAVEMENT AREA HAS DRAINAGE STRUCTURES, PLACE JOINTS TO MEET THE STRUCTURES IF POSSIBLE.

TYPICAL JOINTING LAYOUT

NOT TO SCALE

NOTES:
- NO SAND IS ALLOWED UNDER PAVING
- ALL CONNECTIONS TO EXISTING PAVING REQUIRES LONGITUDINAL BUTT JOINT (SEE CITY DETAIL).
- GC TO WORK WITH ACM ON A PHASING PLAN TO KEEP ACCESS OPEN TO 7-ELEVEN DURING CONSTRUCTION.



LEGEND

- REINFORCED CONCRETE SIDEWALK. MINIMUM 4" THICK REINFORCED WITH #3 BARS @ 24" O.C.E.W. CONCRETE TO BE 3,600 PSI 28-DAY STRENGTH, 6.5 SACK MIN.
- HEAVY DUTY REINFORCED CONCRETE @ DRIVE-THRU & PARKING AREA. MINIMUM 6" THICK WITH #4 BARS @ 18" O.C.E.W. CONCRETE TO BE 4000 PSI 28-DAY STRENGTH, 6.5 SACK MIN.
- HEAVY DUTY REINFORCED CONCRETE @ FIRE LANES. MINIMUM 6" THICK WITH #4 BARS @ 18" O.C.E.W. CONCRETE TO BE 4000 PSI 28-DAY STRENGTH, 6.5 SACK MIN.
- REINFORCED CONCRETE PAVEMENT @ TRASH ENCLOSURE APRON. MINIMUM 7" THICK REINFORCED WITH #4 BARS @ 18" O.C.E.W. CONCRETE TO BE 4,000 PSI 28-DAY STRENGTH, 6.5 SACK MIN.
- LANDSCAPE AREA
- SAWCUT LINE
- 2.5 " IRRIGATION SLEEVES (RE: L2.0 IRRIGATION PLAN)
- (EJ) EXPANSION JOINT
- CONTROL JOINT

N

10 0 20 30 40

SCALE: 1" = 20'

RECORD DRAWINGS December 2024

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ENGINEER: G. Robert Adams, P.E. **#:** 86184 **DATE:** 12/13/2024

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Revisions		

McDonald's USA, LLC

STATE OF TEXAS — G. ROBERT ADAMS — 86184 — LICENSED PROFESSIONAL ENGINEER — 4/22/24

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Project
McDONALD'S NEW RESTAURANT
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A,
CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY **TEXAS**

Drawing Title
PAVING & JOINTING PLAN

Project No.	Drawing No.
520061401	C6.0
Date: 04/22/2024	
Drawn By: MNK	
Checked By: HJM	Sheet 19 of 36

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

PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426 (NSN 41096) SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS Project No. 520061401 LANGAN

Date: 4/22/2024 Time: 18:09 User: mkayembe Style Table: Langan.stb Layout: Layout1 Document Code: 520061401-0601-CP001-0101

LEGEND

TC = TOP OF CURB
TP = TOP OF PAVEMENT
FG = FINISHED GRADE
FF = FINISHED FLOOR
± = MATCH EXISTING GRADE

- GRADE BREAK
- XXX — EXISTING CONTOUR
- XXX — CREEKSIDE COMMONS PROPOSED CONTOUR
- XXX — PROPOSED CONTOUR
- LEVEL LANDING @ 2% MAX SLOPE IN ANY DIRECTION

GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR RESPONSIBILITIES

General Contractor shall backfill behind back of curb up to two (2) inches below top of curb elevation. Fill shall be clean fill material free of organic materials and construction debris. General Contractor shall grade areas to drain per the approved grading plan at a grade two (2) inches below final grade. Landscape Contractor will provide the additional two (2) inches of material per the landscape plan.

STANDARD ACCESSIBILITY REQUIREMENTS

(A) PARKING:

ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL HAVE AT LEAST ONE VAN ACCESSIBLE SPACE.

EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST INCORPORATE "VAN-ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SIGN SHALL BE LOCATED AS NOTED TO 80" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.

ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60" WIDE MINIMUM.

(B) RAMPS:

RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE APPROPRIATE EDGE PROTECTION WITH HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.

IF REQUIRED BY LOCAL OR STATE JURISDICTION, RAMPS SHALL CONTAIN A TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT STRIPE).

LANDINGS FOR RAMPS SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (36" MINIMUM FOR CURB RAMPS).

RAMPS SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30" VERTICAL RISE.

RAMPS AND LANDING SHALL NOT EXCEED 1:48 (2% CROSS SLOPE).

(C) SIDEWALKS AND ACCESSIBLE ROUTES:

SIDEWALKS MUST BE AT LEAST 36" WIDE WITH A CROSS SLOPE THAT SHALL NOT EXCEED 1:48 (2%).

LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%).

BENCHMARK

TBM1
"X" SCRIBE ON TOP OF SOUTH CORNER OF CURB INLET ON SOUTHWEST SIDE OF 24' FIRE LANE, ACCESS & UTILITY EASEMENT, 69.5' NORTH OF SOUTH CORNER OF LOT 2, CREEKSIDE COMMONS.
ELEV.=545.14'

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"X" SCRIBE ON TOP OF CURB AT CORNER, NEAR NORTHCORNER OF 24' FIRE LANE, ACCESS & UTILITY EASEMENT, NEAR THE SOUTHEAST LINE OF LOT 4, NORTHEAST SIDE OF S.H. 205
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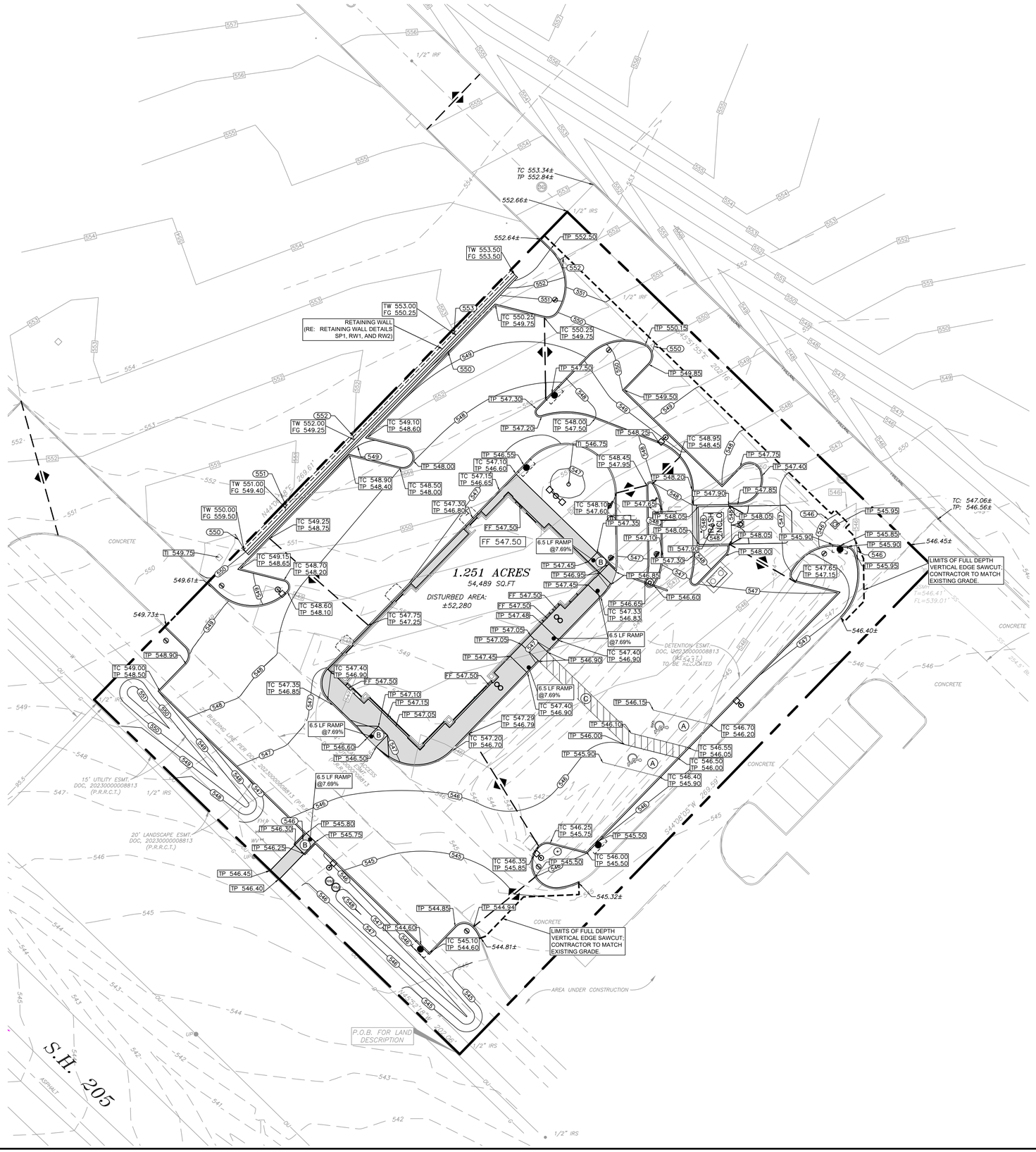

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ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

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ROCKWALL
ROCKWALL COUNTY **TEXAS**

Drawing Title
GRADING PLAN

Project No.	Drawing No.
520061401	C7.0
Date: 04/22/2024	
Drawn By: MNK	
Checked By: HJM	Sheet 20 of 36

PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #042-3426 (NSN 41096) SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS Project No. 520061401 LANGAN

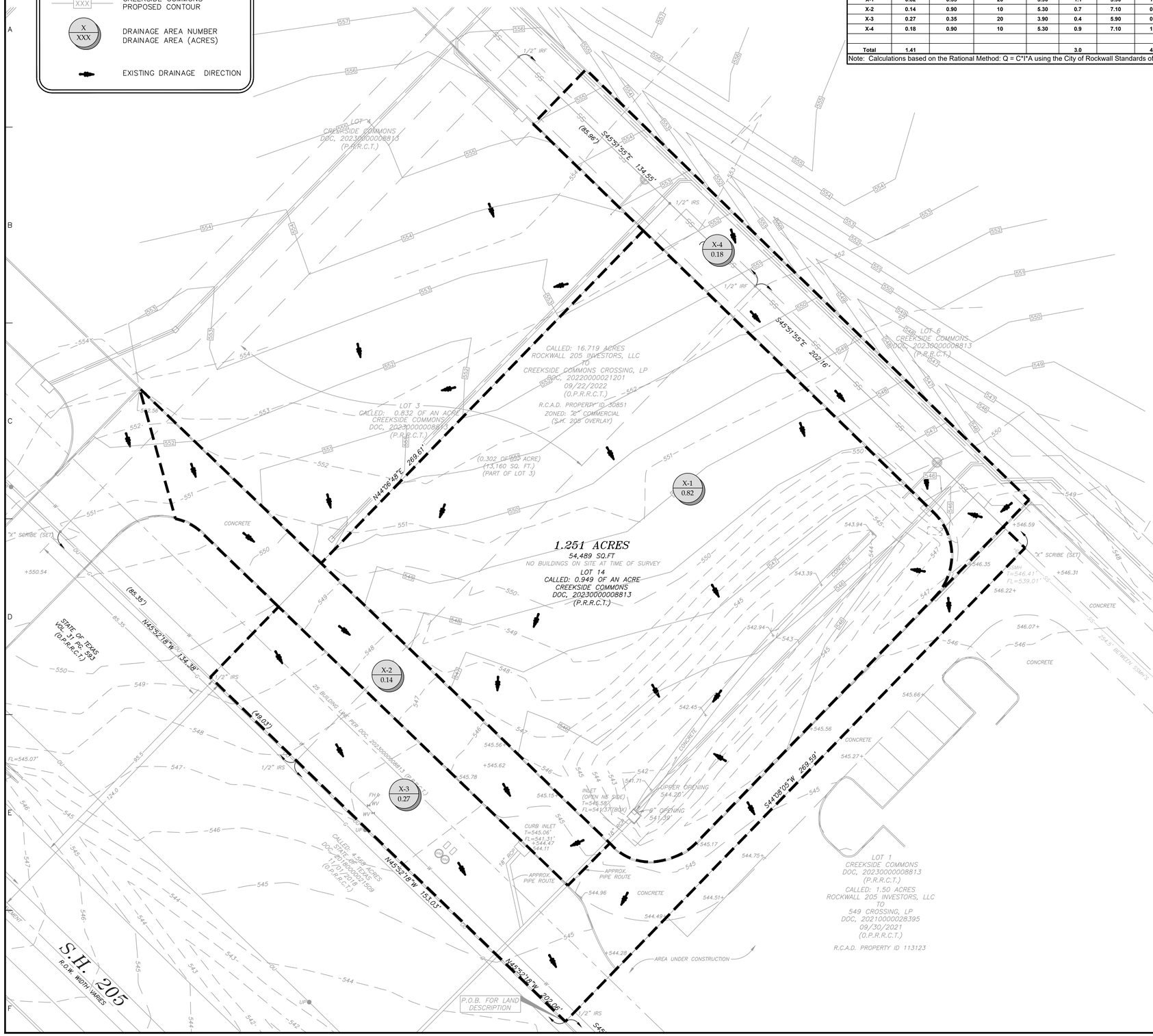
LEGEND

- DRAINAGE AREA LINE
- EXISTING CONTOUR (XXX)
- CREEKSIDE COMMONS PROPOSED CONTOUR (XXX)
- DRAINAGE AREA NUMBER / DRAINAGE AREA (ACRES) (X / XXX)
- EXISTING DRAINAGE DIRECTION

PRE-DEVELOPMENT DRAINAGE AREA CALCULATIONS

Drainage Area Designation	Drainage Area	Runoff Coefficient	Time of Concentration	2-Year Rainfall Intensity (I2)	2-Year Peak Discharge (Q2)	10-Year Rainfall Intensity (I10)	10-Year Peak Discharge (Q10)	25-Year Rainfall Intensity (I25)	25-Year Peak Discharge (Q25)	100-Year Rainfall Intensity (I100)	100-Year Peak Discharge (Q100)	Comments
-	(ac)	"C"	(min)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	
X-1	0.82	0.35	20	3.90	1.1	5.90	1.7	6.60	1.9	8.30	2.4	Flows to temporary detention Pond
X-2	0.14	0.90	10	5.30	0.7	7.10	0.9	8.30	1.0	9.80	1.2	Flows to curb inlet
X-3	0.27	0.35	20	3.90	0.4	5.90	0.6	6.60	0.6	8.30	0.8	Flows off-site towards S.H. 205 ROW
X-4	0.18	0.90	10	5.30	0.9	7.10	1.2	8.30	1.3	9.80	1.6	Flows to curb inlet
Total	1.41				3.0		4.3		4.9		6.0	

Note: Calculations based on the Rational Method: Q = C*I*A using the City of Rockwall Standards of Design and Construction Manual, March 2023



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Project

McDONALD'S NEW RESTAURANT
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A,
CREEKSIDE COMMONS
ROCKWALL

ROCKWALL COUNTY **TEXAS**

Drawing Title

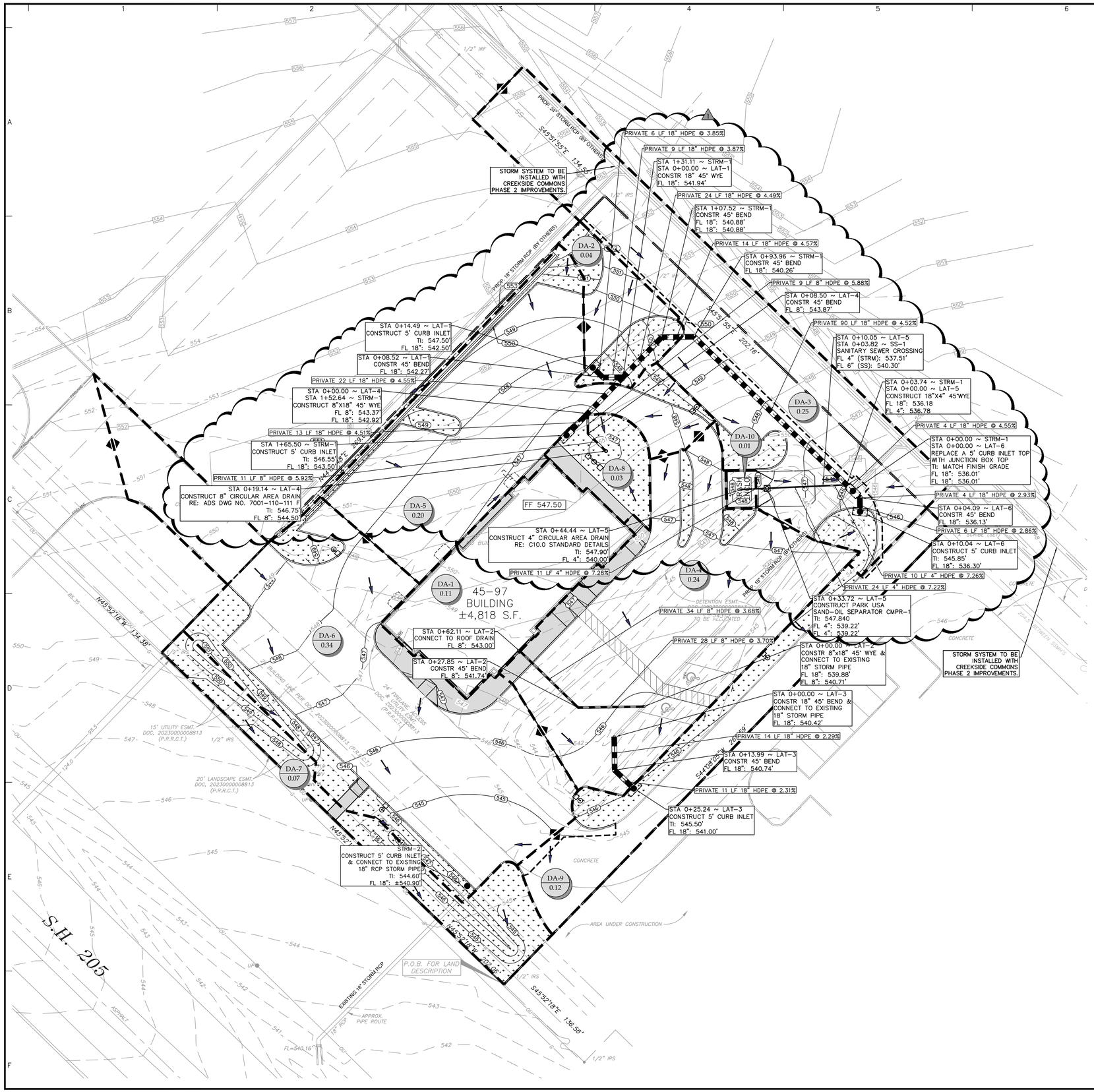
PRE-DEVELOPED DRAINAGE PLAN

Project No.	520061401
Date	04/22/2024
Drawn By	MNK
Checked By	HJM

Drawing No. **C8.0**

Sheet **21** of **36**

PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426 (NSN 41096) SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS **Project No. 520061401** **LANGAN**



RECORD DRAWINGS December 2024

These plans have been revised to reflect those changes, if any, that deviated from the City approved construction plans. All revisions are based on construction records furnished to LANGAN by the contractor of record, and the grade verification survey prepared by Eyncon Engineering & Surveying dated December 10, 2024. We are not aware of any other changes as LANGAN was not on-site through the construction duration.

ENGINEER: G. Robert Adams, P.E. G. Robert Adams

#: 86184 **DATE:** 12/13/2024

811 Know what's **below.** **Call** before you dig.

Date	Description	No.
07/03/2024	REVISED STORM DRAIN CONNECTION	1

Revisions

DRAINAGE NOTE:
- STORMWATER DETENTION TO BE PROVIDED BY CREEKSIDE COMMONS PHASE 2 IMPROVEMENTS.

LEGEND

- DRAINAGE AREA LINE
- XXX EXISTING CONTOUR
- XXX CREESIDE COMMONS PROPOSED CONTOUR
- XXX PROPOSED CONTOUR
- X / XXX DRAINAGE AREA NUMBER / DRAINAGE AREA (ACRES)
- PROPOSED DRAINAGE DIRECTION

BENCHMARK

TBM1
"X" SCRIBE ON TOP OF SOUTH CORNER OF CURB INLET ON SOUTHWEST SIDE OF 24' FIRE LANE, ACCESS & UTILITY EASEMENT, 69.5' NORTH OF SOUTH CORNER OF LOT 2, CREEKSIDE COMMONS.
ELEV.=545.14'

TBM2
"X" SCRIBE ON TOP OF CURB AT CORNER, NEAR NORTHCORNER OF 24' FIRE LANE, ACCESS & UTILITY EASEMENT, NEAR THE SOUTHEAST LINE OF LOT 4, NORTHEAST SIDE OF S.H. 205
ELEV.=553.10'

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

STATE OF TEXAS · G. ROBERT ADAMS · 86184 · LICENSED PROFESSIONAL ENGINEER · 7/3/24

LANGAN
Langan Engineering and Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE Firm REG. #F-13709

Project
McDONALD'S NEW RESTAURANT L/C #042-3426 (NSN 41096) 4901 S. GOLIAD ST. PROPOSED LOT 14, BLOCK A, CREEKSIDE COMMONS ROCKWALL
ROCKWALL COUNTY **TEXAS**

Drawing Title
POST-DEVELOPED DRAINAGE PLAN & MAP

Project No.	Drawing No.
520061401	C8.1
Date: 07/03/2024	
Drawn By: MNK	
Checked By: HJM	Sheet 22 of 36

LANGAN
Project No. 520061401
SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS
PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426 (NSN 41096)

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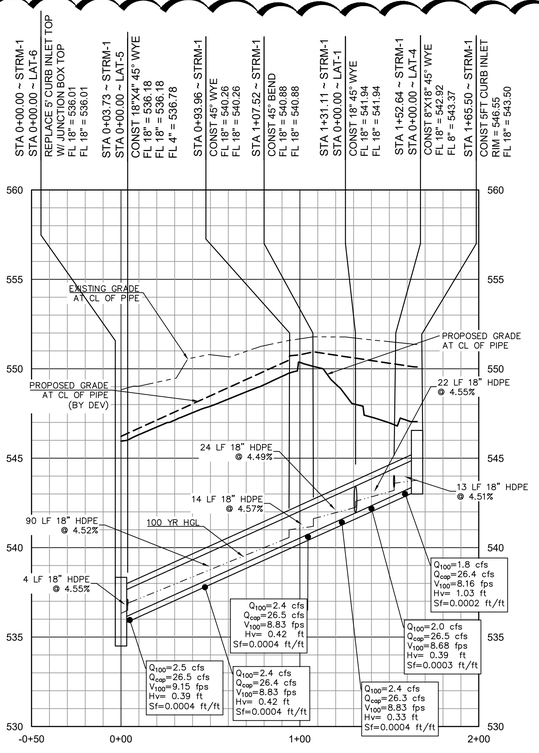
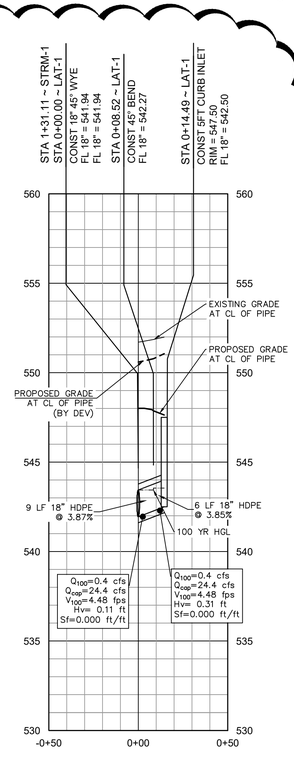
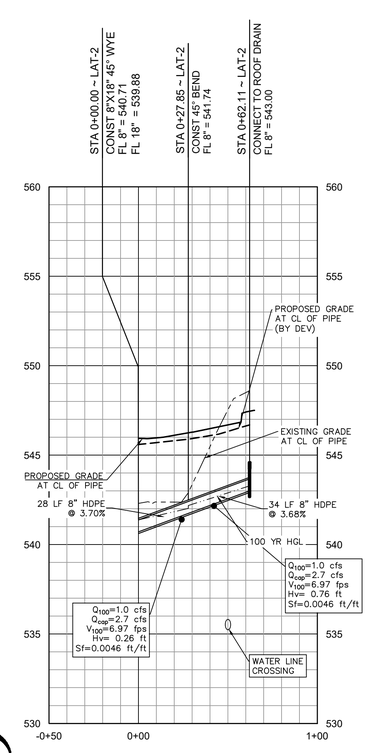
HORIZ. SCALE: 1" = 40'
VERT. SCALE 1" = 4'



STRM-1 PROFILE

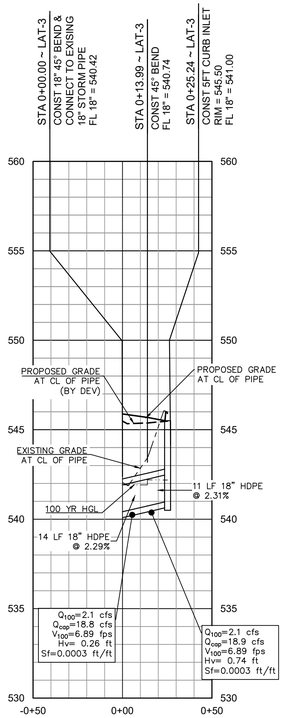


LAT-1 PROFILE

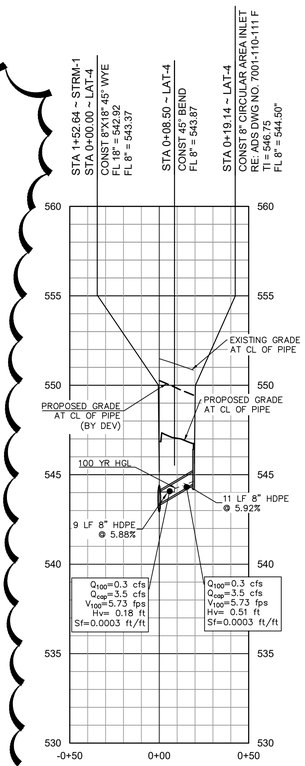


LAT-2 PROFILE

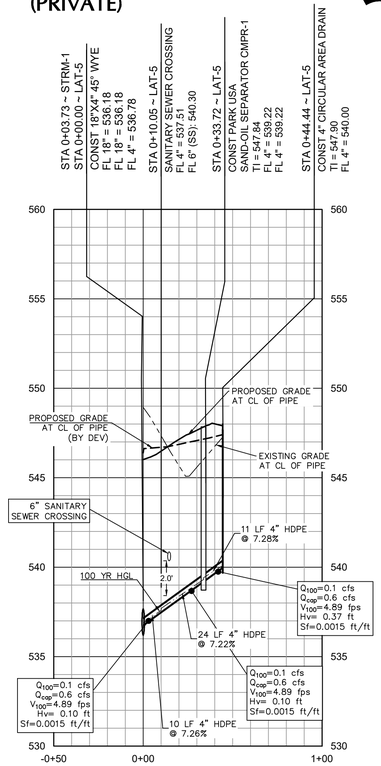
STRM-1 PROFILE (PRIVATE)



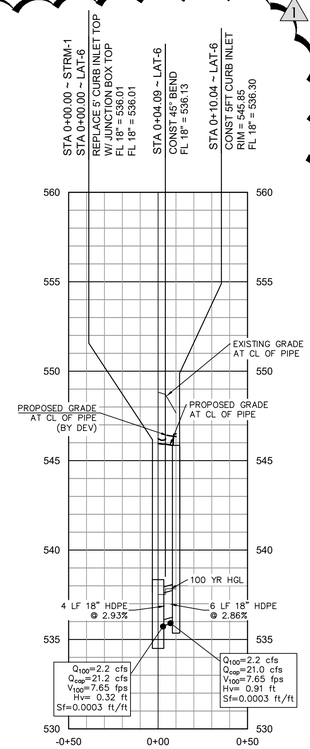
LAT-3 PROFILE (PRIVATE)



LAT-4 PROFILE (PRIVATE)



LAT-5 PROFILE (PRIVATE)



LAT-6 PROFILE (PRIVATE)

RECORD DRAWINGS December 2024

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ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

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Date	Description	No.
07/12/2024	REVISED STORM DRAIN CONNECTION	1

Revisions

McDonald's USA, LLC

STATE OF TEXAS — G ROBERT ADAMS — 86184 — LICENSED PROFESSIONAL ENGINEER — 7/12/24

LANGAN
Langan Engineering and Environmental Services, LLC
2999 Olympus Blvd, Suite 165
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Project
McDONALD'S NEW RESTAURANT
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A, CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY **TEXAS**

Drawing Title
STORM PROFILES

Project No.	Drawing No.
520061401	C8.2
Date: 07/12/2024	
Drawn By: MNK	
Checked By: HJM	Sheet 23 of 36

LANGAN
Project No. 520061401
SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS
PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426 (NSN 41096)

Date: 7/12/2024 Time: 15:05 User: mkayembe Style Table: Langan.stb Layout: Layout1 Document Code: 520061401-0601-CG001-0104

100-YEAR RATIONAL METHOD STORM SEWER CALCULATIONS

Line ID	Upstream Station	Downstream Station	Pipe Length	Pipe Slope	Drainage Area Designation	Incremental Drainage Area	Cumulative Drainage Area	Runoff Coefficient	Incremental	Cumulative	Time at Inlet	Time in Pipe	Cumulative Time	Rainfall Intensity	Peak Flow	Pipe Material	Pipe Capacity	Pipe Diameter	Friction Slope	Hydraulic Gradient		Velocity In	Velocity Out	V1^2/2g	V2^2/2g	Upstream Junction Type	Loss Coefficient	Velocity Head Loss	Upstream Invert Elev.	Downstream Invert Elev.	Comments
																				Upstream	Downstream									
-	-	-	(ft)	(ft/ft)	-	(ac)	(ac)	"C"	"CA"	"CA"	(min)	(min)	(min)	(in/hr)	(cfs)	-	(cfs)	(in)	(ft/ft)	-	-	(ft/sec)	(ft/sec)	(ft)	(ft)	-	"Kj"	(ft)	(ft)	(ft)	
STRM-1	1+65.50	1+52.64	12.86	0.0451	DA-5	0.20	0.20	0.90	0.18	0.18	10.00	0.03	10.03	9.80	1.8	HDPE	26.4	18	0.0002	543.77	543.60	0.00	8.16	0.00	1.03	Inlet	0.50	1.03	543.50	542.92	
	1+52.64	1+31.11	21.53	0.0455	DA-8	0.03	0.23	0.90	0.03	0.21	10.00	0.04	10.04	9.80	2.0	HDPE	26.5	18	0.0003	543.20	542.59	8.16	8.68	1.03	1.17	45 Wye	0.75	0.39	542.92	541.94	
	1+31.11	1+07.52	23.59	0.0449	DA-2	0.04	0.27	0.90	0.04	0.24	10.00	0.04	10.04	9.80	2.4	HDPE	26.3	18	0.0004	542.25	541.62	8.68	8.83	1.17	1.21	45 Wye	0.75	0.33	541.94	540.88	
	1+07.52	0+93.96	13.56	0.0457		0.00	0.27	0.00	0.00	0.24	10.00	0.03	10.03	9.80	2.4	HDPE	26.5	18	0.0004	541.19	541.00	8.83	8.83	1.21	1.21	45 Bend	0.35	0.42	540.88	540.26	
	0+93.96	0+03.74	90.22	0.0452		0.00	0.27	0.00	0.00	0.24	10.00	0.17	10.17	9.80	2.4	HDPE	26.4	18	0.0004	540.57	536.89	8.83	8.83	1.21	1.21	45 Bend	0.35	0.42	540.26	536.18	
	0+03.74	0+00.00	3.74	0.0455	DA-10	0.01	0.28	0.90	0.01	0.25	10.00	0.01	10.01	9.80	2.5	HDPE	26.5	18	0.0004	536.50	536.33	8.83	9.15	1.21	1.30	45 Wye	0.75	0.39	536.18	536.01	
LAT-1	0+14.49	0+08.52	5.97	0.0385	DA-2	0.04	0.04	0.90	0.04	0.04	10.00	0.02	10.02	9.80	0.4	HDPE	24.4	18	0.0000	543.55	543.55	0.00	4.48	0.00	0.31	Inlet	0.50	0.31	542.50	542.27	
	0+08.52	0+00.00	8.52	0.0387		0.00	0.04	0.00	0.00	0.04	10.00	0.03	10.03	9.80	0.4	HDPE	24.4	18	0.0000	543.44	543.44	4.48	4.48	0.31	0.31	45 Bend	0.35	0.11	542.27	541.94	
LAT-2	0+62.11	0+27.85	34.26	0.0368	DA-1	0.11	0.11	0.90	0.10	0.10	10.00	0.08	10.08	9.80	1.0	HDPE	2.7	8	0.0046	543.28	542.28	0.00	6.97	0.00	0.76	Inlet	0.50	0.76	543.00	541.74	
	0+27.85	0+00.00	27.85	0.0370		0.00	0.11	0.00	0.00	0.10	10.00	0.07	10.07	9.80	1.0	HDPE	2.7	8	0.0046	542.02	541.38	6.97	6.97	0.76	0.76	45 Bend	0.35	0.26	541.74	540.71	
LAT-3	0+25.24	0+13.99	11.25	0.0231	DA-4	0.24	0.24	0.90	0.22	0.22	10.00	0.03	10.03	9.80	2.1	HDPE	18.9	18	0.0003	542.19	542.18	0.00	6.89	0.00	0.74	Inlet	0.50	0.74	541.00	540.74	
	0+13.99	0+00.00	13.99	0.0229		0.00	0.24	0.00	0.00	0.22	10.00	0.03	10.03	9.80	2.1	HDPE	18.8	18	0.0003	541.92	541.92	6.89	6.89	0.74	0.74	45 Bend	0.35	0.26	540.74	540.42	
LAT-4	0+19.14	0+08.50	10.64	0.0592	DA-8	0.03	0.03	0.90	0.03	0.03	10.00	0.03	10.03	9.80	0.3	HDPE	3.5	8	0.0003	544.63	544.22	0.00	5.73	0.00	0.51	Inlet	0.50	0.51	544.50	543.87	
	0+08.50	0+00.00	8.50	0.0588		0.00	0.03	0.00	0.00	0.03	10.00	0.02	10.02	9.80	0.3	HDPE	3.5	8	0.0003	544.04	544.04	5.73	5.73	0.51	0.51	45 Bend	0.35	0.18	543.87	543.37	
LAT-5	0+44.44	0+33.72	10.72	0.0728	DA-10	0.01	0.01	0.90	0.01	0.01	10.00	0.04	10.04	9.80	0.1	HDPE	0.6	4	0.0015	540.09	539.41	0.00	4.89	0.00	0.37	Inlet	0.50	0.37	540.00	539.22	
	0+33.72	0+10.05	23.67	0.0722		0.00	0.01	0.00	0.00	0.01	10.00	0.08	10.08	9.80	0.1	HDPE	0.6	4	0.0015	539.31	537.70	4.89	4.89	0.37	0.37	MH	1.00	0.10	539.22	537.51	
	0+10.05	0+00.00	10.05	0.0726		0.00	0.01	0.00	0.00	0.01	10.00	0.03	10.03	9.80	0.1	HDPE	0.6	4	0.0015	537.60	0.00	4.89	4.89	0.37	0.37	45 Wye	0.75	0.10	537.51	536.78	
LAT-6	0+10.04	0+04.09	5.95	0.0286	DA-3	0.25	0.25	0.90	0.23	0.23	10.00	0.01	10.01	9.80	2.2	HDPE	21.0	18	0.0003	537.83	537.83	0.00	7.65	0.00	0.91	Inlet	0.50	0.91	536.30	536.13	
	0+04.09	0+00.00	4.09	0.0293		0.00	0.25	0.00	0.00	0.23	10.00	0.01	10.01	9.80	2.2	HDPE	21.2	18	0.0003	537.51	537.51	7.65	7.65	0.91	0.91	45 Bend	0.35	0.32	536.13	536.01	

POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS

Drainage Area Designation	Drainage Area	Runoff Coefficient	Time of Concentration	2-Year Rainfall Intensity (I2)	2-Year Peak Discharge (Q2)	10-Year Rainfall Intensity (I10)	10-Year Peak Discharge (Q10)	25-Year Rainfall Intensity (I25)	25-Year Peak Discharge (Q25)	100-Year Rainfall Intensity (I100)	100-Year Peak Discharge (Q100)	Comments
-	(ac)	"C"	(min)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	
DA-1	0.11	0.90	10	5.30	0.5	7.10	0.7	8.30	0.8	9.80	1.0	Roof drain (LAT-2)
DA-2	0.04	0.90	10	5.30	0.2	7.10	0.3	8.30	0.3	9.80	0.4	Flows to curb inlet (LAT-1)
DA-3	0.25	0.90	10	5.30	1.2	7.10	1.6	8.30	1.9	9.80	2.2	Flows to curb inlet (LAT-6)
DA-4	0.24	0.90	10	5.30	1.1	7.10	1.5	8.30	1.8	9.80	2.1	Flows to curb inlet (LAT-3)
DA-5	0.20	0.90	10	5.30	1.0	7.10	1.3	8.30	1.5	9.80	1.8	Flows to curb inlet (STRM-1)
DA-6	0.34	0.90	10	5.30	1.6	7.10	2.2	8.30	2.5	9.80	3.0	Flows to curb inlet (STRM-2)
DA-7	0.07	0.90	10	5.30	0.3	7.10	0.4	8.30	0.5	9.80	0.6	Flows offsite towards S.H.205 ROW
DA-8	0.03	0.90	10	5.30	0.1	7.10	0.2	8.30	0.2	9.80	0.3	Flows to area drain (LAT-4)
DA-9	0.12	0.90	10	5.30	0.6	7.10	0.8	8.30	0.9	9.80	1.1	Flows offsite to curb inlet
DA-10	0.01	0.90	10	5.30	0.0	7.10	0.1	8.30	0.1	9.80	0.1	Flows to area drain (LAT-5)
Total	1.41				6.7		9.0		10.5		12.4	

Note: Calculations based on the Rational Method: Q = C*I*A using the City of Rockwall Standards of Design and Construction Manual, March 2023

CURB INLET SUMMARY (100-YR DESIGN)

Inlet ID	Drainage Area	Contributing Flow	Upstream Carryover	Design Flow	Inlet Length	Depth of Opening	Ponding Depth	Inlet Capacity	Captured Flow	Overflow
-	-	(cfs)	(cfs)	(cfs)	(ft)	(ft)	(ft)	(cfs)	(cfs)	(cfs)
STRM-1	DA-5	1.80	0.00	1.80	5.00	0.50	0.24	6.99	1.80	0.00
STRM-2	DA-6	3.00	0.00	3.00	5.00	0.50	0.33	6.99	3.00	0.00
LAT-1	DA-2	0.40	0.00	0.40	5.00	0.50	0.09	6.99	0.40	0.00
LAT-3	DA-4	2.10	0.00	2.10	5.00	0.50	0.26	6.99	2.10	0.00
LAT-6	DA-3	2.20	0.00	2.20	5.00	0.50	0.27	6.99	2.20	0.00

From Equation 3.19: Capacity of Curb inlets at Sag/Low point, Q=2.3(L+1.8W)*y^(1.5), where W equal 2' for Standard and 3' for recessed inlets

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ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

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No.	Description	Date
1	REVISED STORM DRAIN CONNECTION	07/03/2024

Revisions

McDonald's USA, LLC

STATE OF TEXAS — G. ROBERT ADAMS — 86184 — LICENSED PROFESSIONAL ENGINEER — 7/3/24

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TBPE Firm REG. #F-13709

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L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A,
CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY **TEXAS**

Drawing Title
STORM CALCULATIONS

Project No.	Drawing No.
520061401	C8.3
Date: 07/03/2024	
Drawn By: MNK	
Checked By: HJM	Sheet 24 of 36

LANGAN
Project No. 520061401
SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS
PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426 (NSN 41096)

UTILITY CONTACTS

ROCKWALL UTILITIES (SANITARY & WATER)
CONTACT: RICK SHERER
PHONE: (972) 771-7746

ONCOR (ELECTRIC)
CONTACT: DAWN FLUMERFELT
PHONE: (686) 816-1962

AT&T (TELEPHONE)
CONTACT: ROBERT JACKSON
PHONE:

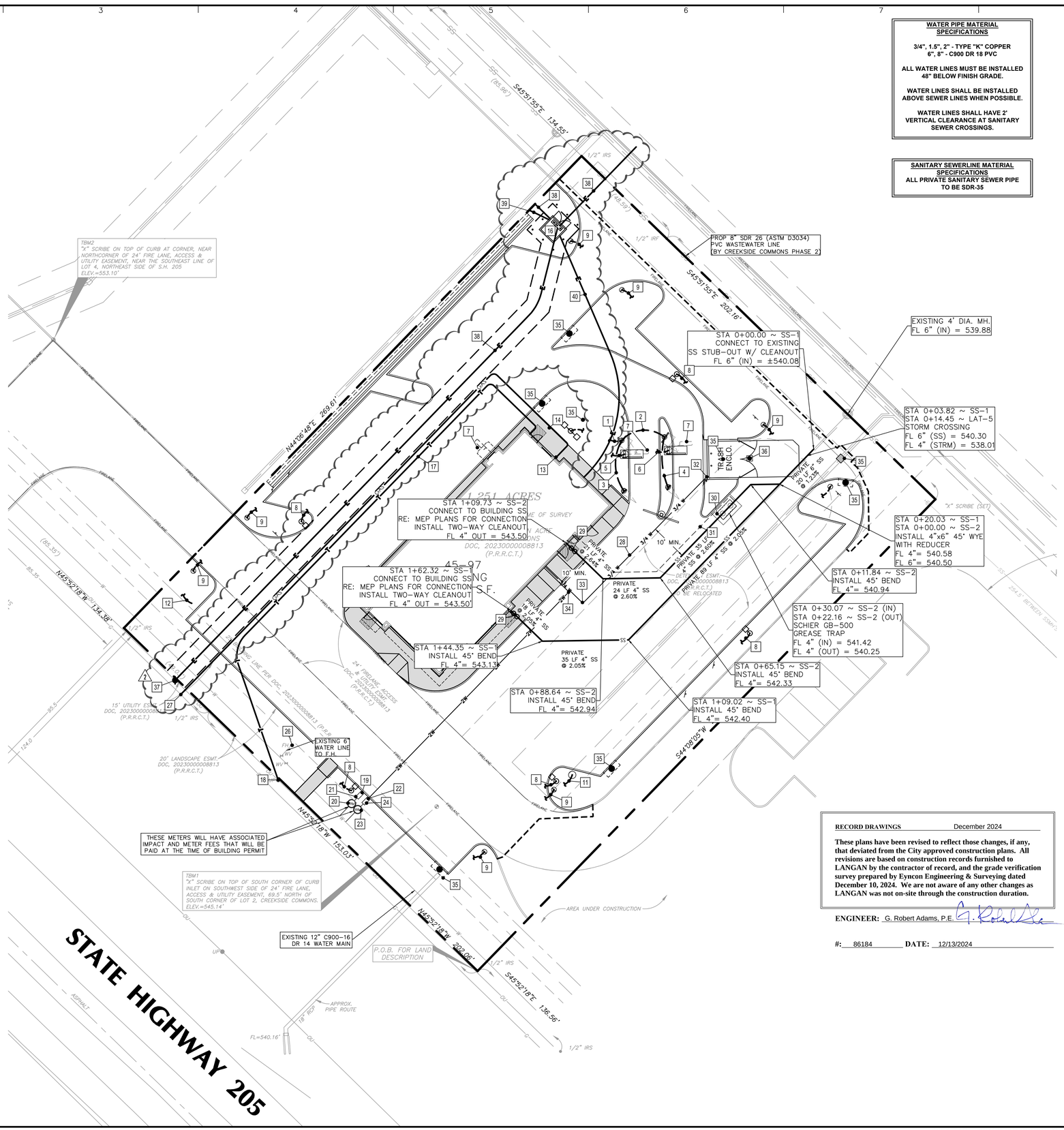
ATMOS ENERGY (GAS)
CONTACT: THOMAS NEMARIAM
PHONE: (469) 497-9165

UTILITY LEGEND

MARK	MARK DESCRIPTION
1	(1) 2" PVC CONDUIT (FOR CAT6 DATA CABLES FROM BUILDING) AND (1) 3/4" PVC CONDUIT FROM PANEL CP TO MENU BOARD #1
2	(1) 1-1/4" PVC CONDUIT (FOR CAT6 DATA CABLES FROM BUILDING) AND (1) 3/4" PVC CONDUIT FROM MENU BOARD #1 TO MENU BOARD #2
3	(1) 1" PVC CONDUIT (FOR CAT6 DATA CABLES FROM BUILDING) AND (1) 3/4" PVC CONDUIT FROM MENU BOARD #1 TO MENU BOARD #2
4	(1) 1" PVC CONDUIT (FOR CAT6 DATA CABLES FROM BUILDING) AND (1) 3/4" PVC CONDUIT FROM MENU BOARD #2 TO PRE-BROWSE BOARD #2
5	(2) 1-1/2" PVC CONDUITS (ONE EACH FOR COD1 DATA AND LOOP DETECTOR), AND (1) 1/2" STEEL CONDUIT (FROM PANEL CP AND PANEL LP TO COD1)
6	(2) 1-1/2" PVC CONDUITS (ONE EACH FOR COD2 DATA AND LOOP DETECTOR), AND (1) 1/2" STEEL CONDUIT (FROM PANEL CP AND PANEL LP TO COD2)
7	1- ½" SLEEVE FOR VEHICLE LOOP DETECTOR
8	1" CONDUIT WITH WIRE TO/FROM SITE LIGHTING
9	½" CONDUIT WITH WIRE TO DIRECTIONAL SIGN
10	NOT USED
11	½" CONDUIT WITH WIRE TO FLAG POLE
12	¾" CONDUIT WITH WIRE TO ROAD SIGN
13	PROPOSED GAS METER (VERIFY USAGE W/ ACM) (GC TO VERIFY LOCATION W/ GAS COMPANY)
14	GAS SERVICE LINE TO BUILDING (VERIFY USAGE W/ ACM) (GC TO VERIFY ROUTE & SIZE W/ GAS COMPANY)
15	NOT USED
16	PROPOSED PAD MOUNTED TRANSFORMER (GC TO VERIFY LOCATION W/ POWER COMPANY)
17	UNDERGROUND TELEPHONE/INTERNET SERVICE TO SITE - (2) 4" CONDUITS (GC TO VERIFY ROUTE, NUMBER & SIZE OF CONDUITS W/ TELE. CO.)
18	CONNECT TO EXISTING TELEPHONE (GC TO VERIFY ROUTE, NUMBER & SIZE OF CONDUITS W/ TELE. CO.)
19	CONNECT TO EXISTING 1" IRRIGATION SERVICE
20	1" IRRIGATION METER (PER LOCAL CODE)
21	1" TESTABLE IRRIGATION BACKFLOW PREVENTION DEVICE (PER LOCAL CODES)
22	CONNECT TO EXISTING 2" DOMESTIC SERVICE
23	2" DOMESTIC WATER METER (PER LOCAL CODES)
24	2" TESTABLE DOMESTIC BACKFLOW PREVENTION DEVICE (PER LOCAL CODES)
25	NOT USED
26	EXISTING FIRE HYDRANT
27	CONNECT TO EXISTING GAS (GC TO VERIFY ROUTE, NUMBER & SIZE OF CONDUITS W/ GAS CO.)
28	¾" WATER SERVICE TO TRASH ENCLOSURE FOR HOSE BIB
29	TWO-WAY SANITARY SEWER CLEANOUT WITH CAST IRON COVER (H-20 RATED WHEN IN PAVED AREAS)
30	500 GALLON GREASE TRAP (SCHIER GB-500) (RE: C10.0 STANDARD DETAILS AND MEP PLANS)
31	3" VENT FROM GREASE TRAP
32	INSTALL ¾" 45° BEND
33	INSTALL ¾" 90° BEND
34	INSTALL 2" 90° BEND
35	DRAINAGE STRUCTURES
36	SAND-OIL SEPARATOR
2 37	RISER UTILITY POLE (GC TO COORDINATE WITH POWER CO.)
38	INSTALL (2) 4" PVC (GC TO VERIFY ROUTE, NUMBER & SIZE OF CONDUITS W/ POWER CO.)
39	INSTALL (5) 3" PVC (GC TO VERIFY ROUTE, NUMBER & SIZE OF CONDUITS W/ POWER CO.)
40	INSTALL (3) 3" PVC (GC TO VERIFY ROUTE, NUMBER & SIZE OF CONDUITS W/ POWER CO.)

!!!CAUTION!!!
EXISTING OVERHEAD & UNDERGROUND UTILITIES IN THE VICINITY. VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES BY VACUUM EXCAVATION OR OTHER POTHOLING TECHNIQUES.

F 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



WATER PIPE MATERIAL SPECIFICATIONS

3/4", 1.5", 2" - TYPE "K" COPPER
6", 8" - C900 DR 18 PVC

ALL WATER LINES MUST BE INSTALLED 48" BELOW FINISH GRADE.

WATER LINES SHALL BE INSTALLED ABOVE SEWER LINES WHEN POSSIBLE.

WATER LINES SHALL HAVE 2' VERTICAL CLEARANCE AT SANITARY SEWER CROSSINGS.

SANITARY SEWERLINE MATERIAL SPECIFICATIONS

ALL PRIVATE SANITARY SEWER PIPE TO BE SDR-35

N

0 10 20 30 40

SCALE: 1" = 20'

NOTE:
- **GAS, TELEPHONE, AND ELECTRIC ARE NOT REVIEWED OR APPROVED BY CITY OF ROCKWALL ENGINEERING DEPARTMENT.**

811 Know what's **below.** **Call** before you dig.

RECORD DRAWINGS December 2024

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ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

Date	Description	No.
08/27/2024	ADDED PAD-MOUNTED TRANSFORMER AND WIDENED DT LANE AT MERGE POINT	2

Revisions

McDonald's USA, LLC

STATE OF TEXAS
G ROBERT ADAMS
86184
LICENSED PROFESSIONAL ENGINEER
8/27/24

LANGAN

Langan Engineering and Environmental Services, Inc.
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE Firm REG. #F-13709

Project
McDONALD'S NEW RESTAURANT
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A, CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY **TEXAS**

Drawing Title
UTILITY PLAN

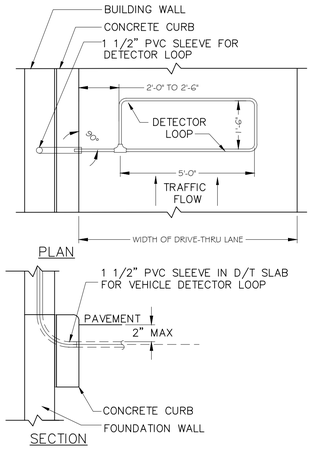
Project No.	Drawing No.
520061401	C9.0
Date: 04/22/2024	
Drawn By: MNK	
Checked By: HJM	Sheet 25 of 36

PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426 (NSN 41096) SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS Project No. 520061401 LANGAN

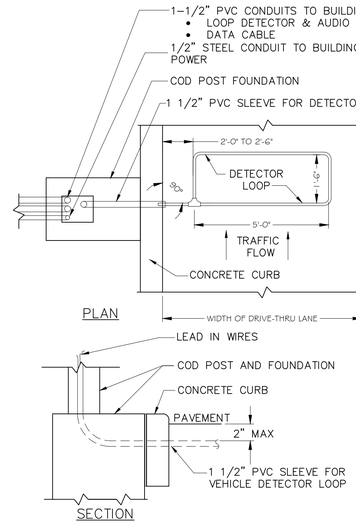
*ALL DETAILS SHOWN ARE FOR PRIVATE INFRASTRUCTURE. FOR FIRE LANE AND OTHER PUBLIC INFRASTRUCTURE, REFER TO CITY DETAILS.

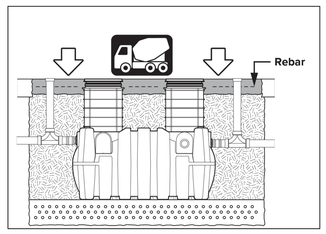
NOTES:

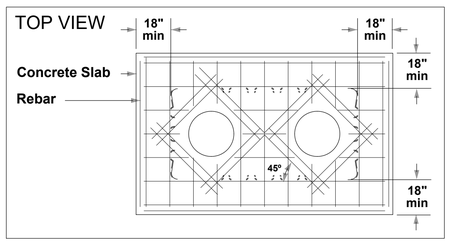
1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP IN DRIVE THRU LANE. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
3. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
4. DETECTOR LOOP MANUFACTURERS:
   DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
   3M: 1-800-328-0033
   HME: 1-800-848-4468
5. DETECTOR LOOP MATERIAL:
   PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD-IN IS PRE-TWISTED AT FACTORY.
6. DETECTOR LOOP CONSTRUCTION:
   FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.



DETECTOR LOOP DETAIL AT DRIVE-THRU WINDOW
NOT TO SCALE



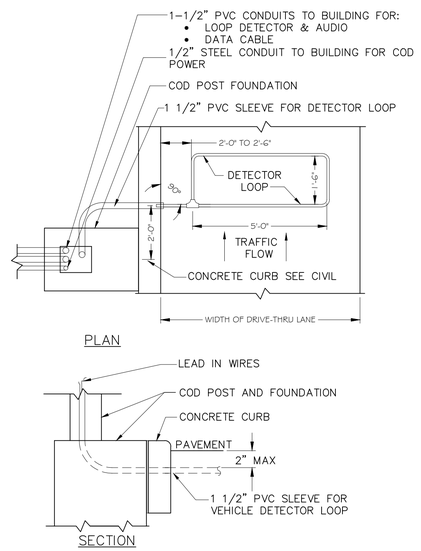




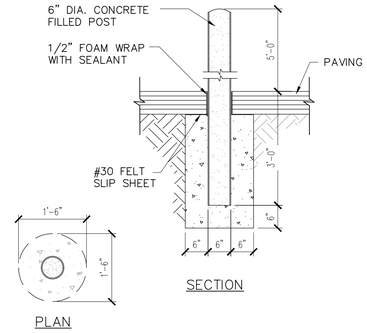
Vehicular Traffic Areas:
Minimum 8" thick concrete slab with rebar required. Thickness of concrete around covers to be determined by specifying engineer. If traffic loading is required the concrete slab dimensions shown are for guideline purposes only. Concrete to be 28 day compressive strength to 4,000 PSI. Use No. 4 rebar (ø 1/2") grade 60 steel per ASTM A615: connected with tie wire. Rebar to be 2-1/2" from edge of concrete and spaced in a 12" grid with 4" spacing around access openings.

Pedestrian Traffic or Greenspace Areas:
Minimum 4" thick concrete slab with rebar required.

SCHIER GREASE TRAP CONCRETE PAD
NOT TO SCALE

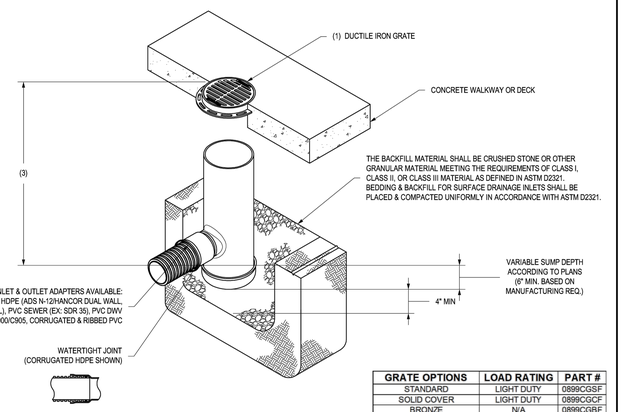


SECONDARY LANE DETECTOR LOOP DETAIL AT C.O.D.
NOT TO SCALE



D/T POST FOOTING (BOLLARD) DETAIL
NOT TO SCALE

NYLOPLAST 8" DRAIN BASIN: 2808AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #
STANDARD	LIGHT DUTY	0899CGSF
SOLID COVER	LIGHT DUTY	0899CGCF
BRONZE	N/A	0899CGBF
DOME	N/A	0899CGDF
DROP IN GRATE	LIGHT DUTY	0801DI

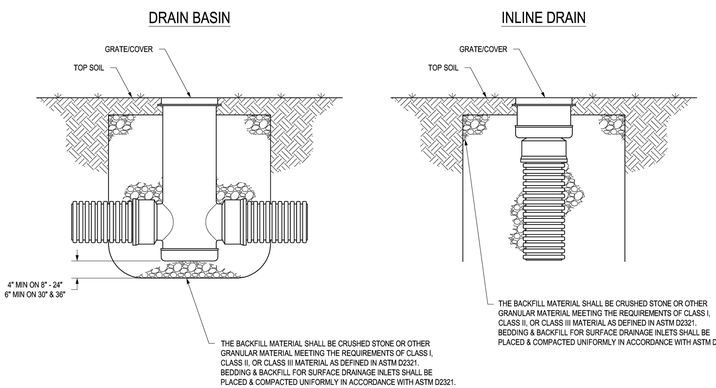
1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - CUSTOM DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-005.
3 - STANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°. CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) & PVC SEWER (4" - 24").

DRAWN BY	NMH	MATERIAL	
DATE	6-25-18		
APPD BY	NMH	PROJECT NO./NAME	
DATE	6-25-18		
DWG SIZE	A	SCALE 1:12	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 8 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DWG NO. 7001-110-272 REV F

NON TRAFFIC INSTALLATION



DRAWN BY	CJA	MATERIAL	
DATE	9-30-99		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:25	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION
DWG NO. 7001-110-111 REV F

RECORD DRAWINGS December 2024

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ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

Date	Description	No.
Revisions		

McDonald's USA, LLC

STATE OF TEXAS
G. ROBERT ADAMS
86184
LICENSED PROFESSIONAL ENGINEER
4/22/24

LANGAN

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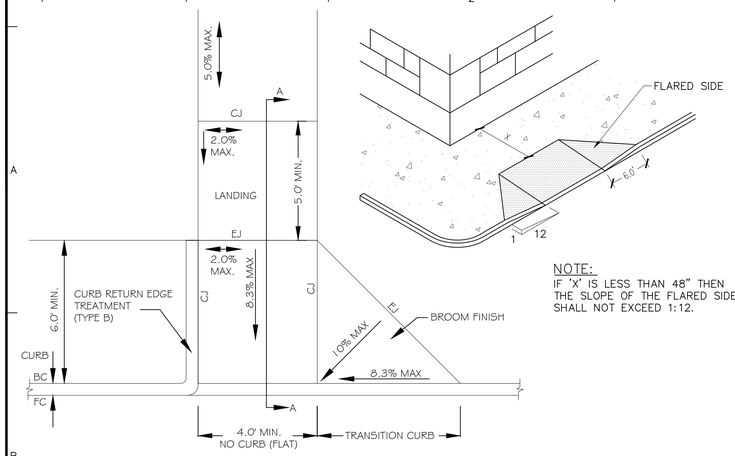
Project
McDONALD'S NEW RESTAURANT
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A, CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY **TEXAS**

Drawing Title
PRIVATE STANDARD DETAILS

Project No.	Drawing No.
520061401	C10.0
Date: 04/22/2024	
Drawn By: MNK	
Checked By: HJM	Sheet 26 of 36

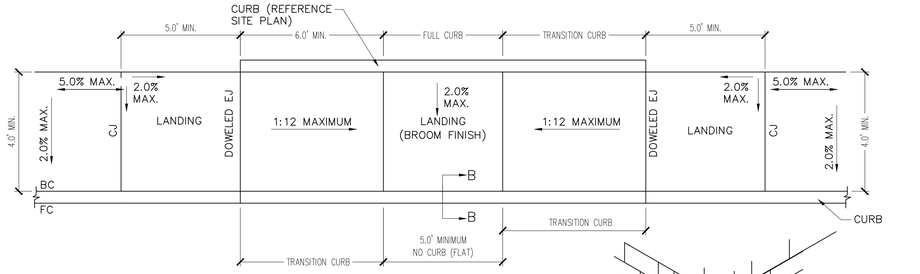
PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426 (NSN 41096) Project No. 520061401 LANGAN
McDONALD'S RESTAURANT L/C #42-3426 (NSN 41096) SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS



NOTE:
IF 'X' IS LESS THAN 48" THEN THE SLOPE OF THE FLARED SIDE SHALL NOT EXCEED 1:12.

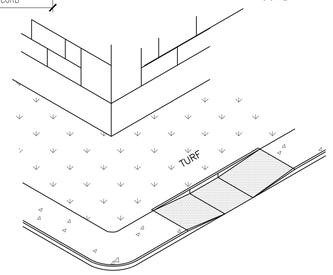
FLARED OR RETURN CURB RAMP DETAIL – TYPE "A"

NOT TO SCALE



PARALLEL CURB RAMP – TYPE "B"

NOT TO SCALE



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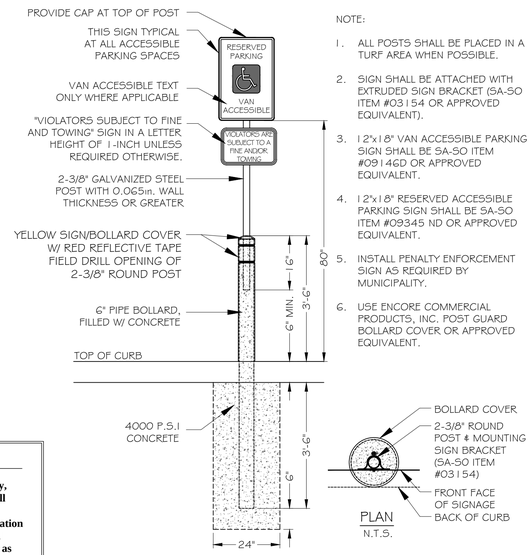

NOTE:
1. ALL POSTS SHALL BE PLACED IN A TURF AREA WHEN POSSIBLE.
2. SIGN SHALL BE ATTACHED WITH EXTRUDED SIGN BRACKET (SA-SO ITEM #03154 OR APPROVED EQUIVALENT).
3. 12"x18" VAN ACCESSIBLE PARKING SIGN SHALL BE SA-SO ITEM #09146D OR APPROVED EQUIVALENT.
4. 12"x18" RESERVED ACCESSIBLE PARKING SIGN SHALL BE SA-SO ITEM #09345 ND OR APPROVED EQUIVALENT.
5. INSTALL PENALTY ENFORCEMENT SIGN AS REQUIRED BY MUNICIPALITY.
6. USE ENCORE COMMERCIAL PRODUCTS, INC. POST GUARD BOLLARD COVER OR APPROVED EQUIVALENT.

SIGN W/ BOLLARD MOUNTING

NOT TO SCALE

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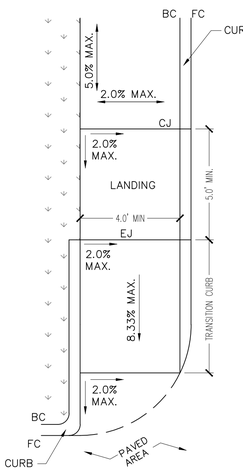
ENGINEER: G. Robert Adams, P.E. G. Robert Adams

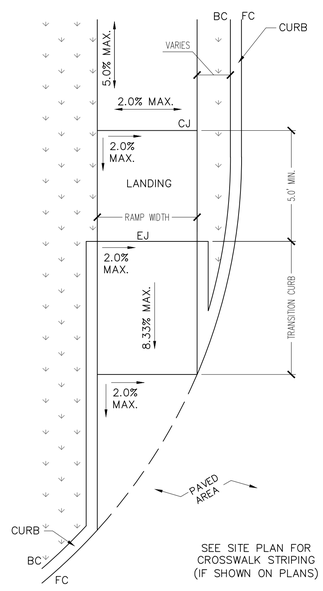
#: 86184 **DATE:** 12/13/2024



SEE SITE PLAN FOR CROSSWALK STRIPING (IF SHOWN ON PLANS)

DIRECTIONAL RAMP WITH RADIUS DETAIL

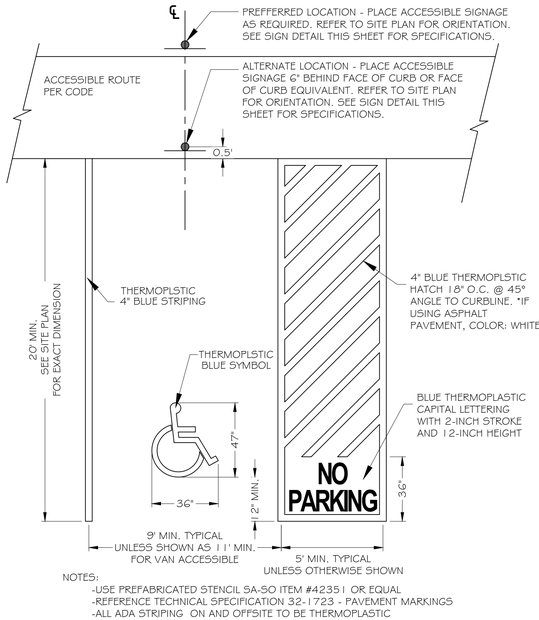
NOT TO SCALE – SIDEWALK ADJACENT TO CURB



SEE SITE PLAN FOR CROSSWALK STRIPING (IF SHOWN ON PLANS)

DIRECTIONAL RAMP WITH RADIUS DETAIL

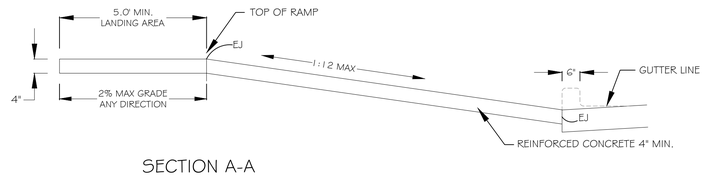
NOT TO SCALE – SIDEWALK SETBACK FROM CURB



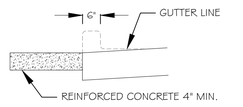
NOTES:
-USE PREFABRICATED STENCIL SA-SO ITEM #42351 OR EQUAL
-REFERENCE TECHNICAL SPECIFICATION 32-1723 - PAVEMENT MARKINGS
-ALL ADA STRIPING ON AND OFFSITE TO BE THERMOPLASTIC

ACCESSIBLE PARKING SPACE

NOT TO SCALE



SECTION A-A



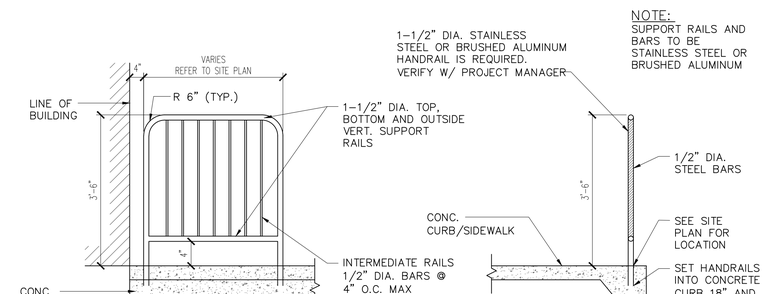
SECTION B-B

NOTES:
1. CROSS SLOPE NOT TO EXCEED 2% ON ANY PORTION OF RAMP OR TRANSITION STREET.
2. RAMPS SHALL BE CONSTRUCTED PER ADA & APPLICABLE STATE ACCESSIBILITY STANDARDS.
3. CURB RAMPS SHALL BE MONOLITHIC CONCRETE PLACEMENT & SEPARATED FROM SITE PAVING WITH A DOWELED EXPANSION JOINT.

LEGEND	
EJ	EXPANSION JOINT
CJ	CONSTRUCTION JOINT
BC	BACK OF CURB
FC	FACE OF CURB

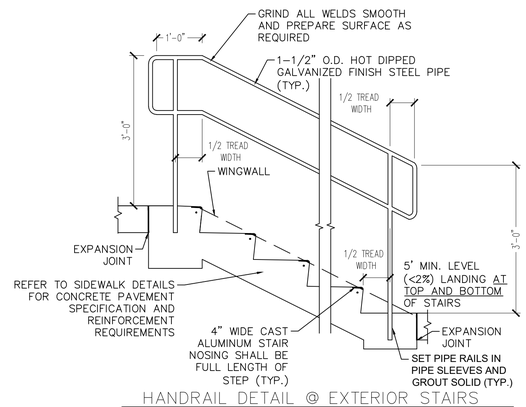
CURB RAMP DETAILS GENERAL NOTES & SECTIONS

NOT TO SCALE



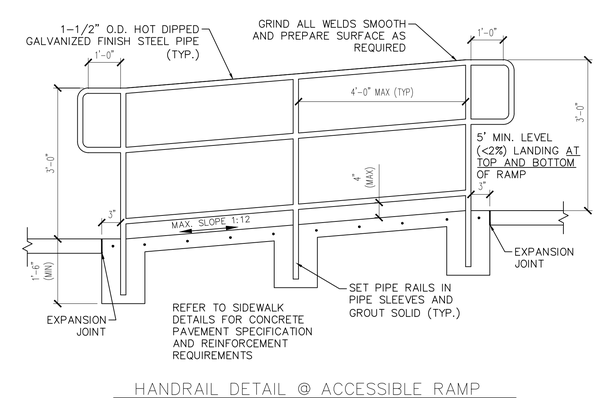
GUARDRAIL @ INGRESS / EGRESS DOOR

NOT TO SCALE



HANDRAIL DETAIL @ EXTERIOR STAIRS

NOT TO SCALE



HANDRAIL DETAIL @ ACCESSIBLE RAMP

NOT TO SCALE

No.	Date	Description
		Revisions

McDonald's USA, LLC

STATE OF TEXAS G. ROBERT ADAMS 86184 LICENSED PROFESSIONAL ENGINEER 4/22/24

G. Robert Adams

LANGAN

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Project
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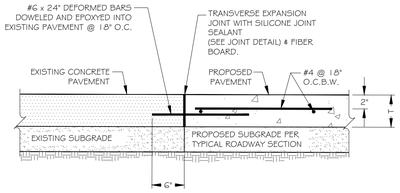
Drawing Title
PRIVATE STANDARD DETAILS

Project No.	Drawing No.
520061401	C10.1
Date: 04/22/2024	
Drawn By: MNK	
Checked By: HJM	Sheet 27 of 36

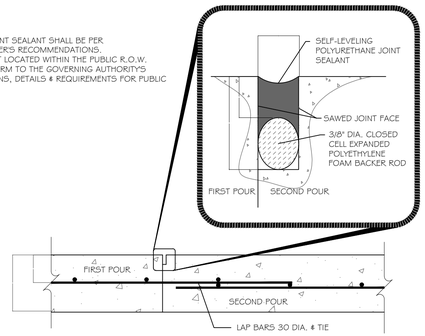
LANGAN Project No. 520061401 SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426 (NSN 41096)



TRANSVERSE EXPANSION JOINT

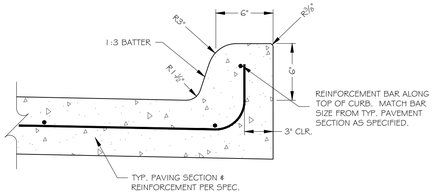
NOT TO SCALE

NOTES:
1. DEPTH OF JOINT SEALANT SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL PAVEMENT LOCATED WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE GOVERNING AUTHORITY'S SPECIFICATIONS, DETAILS & REQUIREMENTS FOR PUBLIC PAVEMENT.



CONSTRUCTION BUTT JOINT

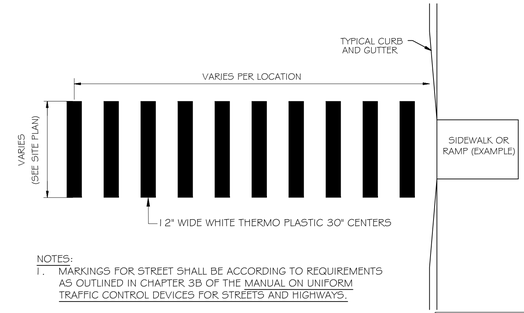
NOT TO SCALE



NOTES:
1. ALL CURBS ARE CONSTRUCTED OF PORTLAND CEMENT CONCRETE UNLESS OTHERWISE SHOWN.
2. GRADES SHALL BE MEASURED AT BACK OF CURB UNLESS OTHERWISE SPECIFIED.
3. ALL PAVEMENT LOCATED WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE GOVERNING AUTHORITY'S SPECIFICATIONS, DETAILS & REQUIREMENTS FOR PUBLIC PAVEMENT.
4. CONTROL JOINTS THROUGH CURB SHALL BE SEALED IN THE PAVEMENT AND TERMINATE AT THE GUTTER.

MONOLITHIC CURB

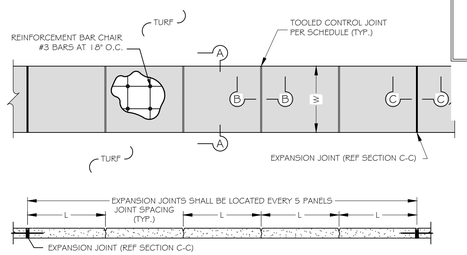
NOT TO SCALE



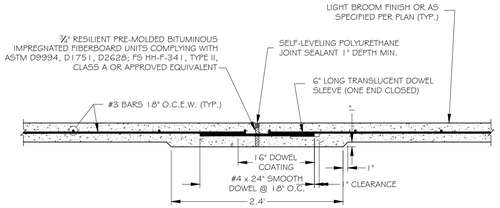
NOTES:
1. MARKINGS FOR STREET SHALL BE ACCORDING TO REQUIREMENTS AS OUTLINED IN CHAPTER 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.

CROSSWALK/PEDESTRIAN CROSS

N.T.S.



SIDEWALK NOTES:
1. SAND CUSHION WILL NOT BE PERMITTED UNDER SIDEWALKS OR OTHER PAVEMENT.
2. DOWEL WITH #4 BARS AT 18" C-C WHEN CONNECTING TO EXISTING SIDEWALKS, DRIVEWAYS, CURBS AND GUTTER.
3. REFER TO PAVING PLAN FOR THE MINIMUM COMPRESSIVE STRENGTH REQUIREMENTS OR AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION, WHICHEVER IS GREATER.
4. ALL JOINTS LOCATED WITHIN LARGE AREAS OF CONCRETE FLATWORK (PLAZA AREAS OR PAVEMENT BETWEEN BUILDINGS) SHALL BE SEALED WITH POLYURETHANE JOINT SEALANT PER JOINT DETAILS THIS SHEET.
5. CONTRACTOR SHALL SUBMIT FULL-SIZE SCALEABLE PLAZA AREAS JOINT LAYOUT FOR APPROVAL.
6. JOINT SEALANT IS NOT REQUIRED ON SIDEWALKS LOCATED IN TURF AREAS.
7. ALL SIDEWALKS LOCATED WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE GOVERNING AUTHORITY'S SPECIFICATIONS, DETAILS & REQUIREMENTS FOR SIDEWALKS.

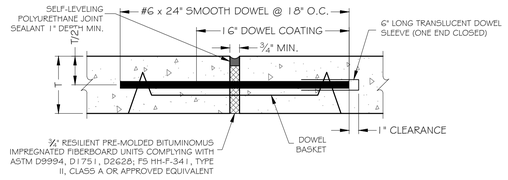


NOTES:
1. SLEEVES FOR DOWELS SHALL HAVE AN INSIDE DIAMETER OF 1/16" GREATER THAN THE DIAMETER OF THE DOWELS AND SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO USE.
2. DOWEL COATING SHALL BE ASPHALTIC COATING.

SIDEWALK PANEL SCHEDULE		
SIDEWALK WIDTH = W (FT.)	SIDEWALK THICKNESS = T (IN.)	JOINT SPACING = L (FT.)
4	4	4
5	4	5
6	4	5
7	5	7
8	5	8
9	5	9
10	5	10

LANDSCAPE SIDEWALK

NOT TO SCALE

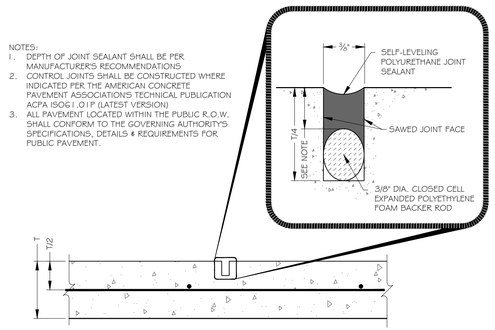


NOTES:
1. SLEEVES FOR DOWELS SHALL HAVE AN INSIDE DIAMETER OF 1/16" GREATER THAN THE DIAMETER OF THE DOWELS.
2. EXPANSION JOINTS SHALL BE CONSTRUCTED A MAXIMUM OF 500' APART ON STRAIGHT PAVING, AND WHERE INDICATED PER THE AMERICAN CONCRETE PAVEMENT ASSOCIATION'S TECHNICAL PUBLICATION ACPA ISO61.01P (LATEST VERSION).
3. DOWELS SHALL NOT BE TIED TO OTHER REINFORCEMENT.
4. REFER TO SIDEWALK DETAILS THIS SHEET FOR EXPANSION JOINTS IN SIDEWALK AREAS.
5. ALL PAVEMENT LOCATED WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE GOVERNING AUTHORITY'S SPECIFICATIONS, DETAILS & REQUIREMENTS FOR PUBLIC PAVEMENT.
6. FINISHED SURFACES SHALL BE INSTALLED FLUSH WITH A DIFFERENTIAL ELEVATION NOT TO EXCEED 1/4".

EXPANSION JOINT (ISOLATION)

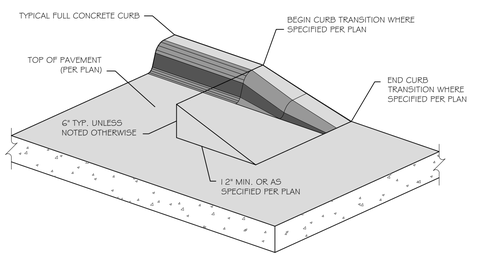
NOT TO SCALE

NOTES:
1. DEPTH OF JOINT SEALANT SHALL BE PER MANUFACTURER'S RECOMMENDATIONS
2. CONTROL JOINTS SHALL BE CONSTRUCTED WHERE INDICATED PER THE AMERICAN CONCRETE PAVEMENT ASSOCIATION'S TECHNICAL PUBLICATION ACPA ISO61.01P (LATEST VERSION)
3. ALL PAVEMENT LOCATED WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE GOVERNING AUTHORITY'S SPECIFICATIONS, DETAILS & REQUIREMENTS FOR PUBLIC PAVEMENT.



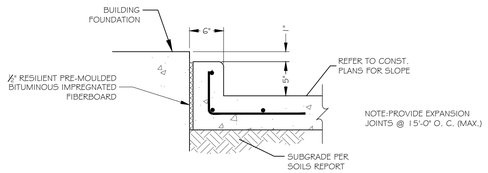
CONTROL JOINT (CONTRACTION)

NOT TO SCALE



TURN DOWN CURB

NOT TO SCALE



VERTICAL CURB @ DRIVE THRU

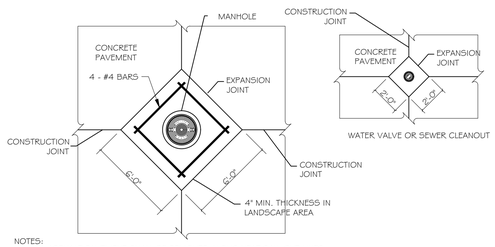
NOT TO SCALE

DOWELED OR UN-DOWELED EXPANSION JOINT. REFER TO STRUCTURAL FOR SPECIFICATIONS. (SEE NOTE)
#4 BARS @ 18" O.C.E.W. (TYP.)
6" - #4 BAR 18" O.C.
SLOPE 2% MAX
4"
4"
4"
BUILDING FACE REF: STRUCTURAL
SUBGRADE PREP. PER GEOTECHNICAL REQUIREMENTS

NOTES:
1. ALL SIDEWALK JOINTS LOCATED WITHIN 25' OF A BUILDING FACE OR ADJACENT TO ANY STRUCTURE SHALL BE SEALED.
2. REFER TO STRUCTURAL PLANS/DETAILS FOR DOWEL/HINGE JOINT AT ALL CONNECTIONS BETWEEN FOUNDATIONS/STOOPS AND FLATWORK.
3. THE SUBGRADE PREPARATION FOR ANY FLATWORK OR SIDEWALK PAVEMENT WITHIN 25' FROM ANY BUILDING FACE OR ADJACENT TO ANY STRUCTURE SHALL AS SPECIFIED BY THE GEOTECHNICAL REPORT. IN THE EVENT THAT THE GEOTECHNICAL REPORT DOES NOT CONTAIN A RECOMMENDATION THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
4. ALL PAVEMENT LOCATED WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE GOVERNING AUTHORITY'S SPECIFICATIONS, DETAILS & REQUIREMENTS FOR PUBLIC PAVEMENT.
5. FINISHED SURFACES SHALL BE INSTALLED FLUSH WITH A DIFFERENTIAL ELEVATION NOT TO EXCEED 1/4".

SIDEWALK/BUILDING INTERFACE

NOT TO SCALE



NOTES:
1. ALL ASPHALT PAVEMENT SHALL BE REMOVED ALONG NEAT SAW CUT LINES.
2. BOXOUT REQUIRED FOR ALL MANHOLES (STORM AND SANITARY) AND CLEANOUTS LOCATED IN PCC PAVEMENT.
3. MANHOLE BOXOUT SHALL BE 6'x6' SQUARE AND ALIGNED WITH PAVEMENT JOINTING.
4. WATER VALVE & SANITARY CLEANOUTS SHALL BE PLACED IN BOXOUTS 2'x2' SQUARE ALIGNED WITH PAVEMENT JOINTING.
5. MANHOLES OR VALVES LOCATED IN LANDSCAPE AREAS SHALL INCLUDE 4' MIN. CONCRETE COLLAR TO THE DIMENSIONS INDICATED ABOVE AND SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. ALL PAVEMENT LOCATED WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE GOVERNING AUTHORITY'S SPECIFICATIONS, DETAILS & REQUIREMENTS FOR PUBLIC PAVEMENT.

MANHOLE/VALVE/CLEANOUT/LIGHT POLE JOINTING

NOT TO SCALE

*ALL DETAILS SHOWN ARE FOR PRIVATE INFRASTRUCTURE. FOR FIRE LANE AND OTHER PUBLIC INFRASTRUCTURE, REFER TO CITY DETAILS.

RECORD DRAWINGS December 2024

These plans have been revised to reflect those changes, if any, that deviated from the City approved construction plans. All revisions are based on construction records furnished to LANGAN by the contractor of record, and the grade verification survey prepared by Eyncon Engineering & Surveying dated December 10, 2024. We are not aware of any other changes as LANGAN was not on-site through the construction duration.

ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

811 Know what's **below.** **Call** before you dig.

Date	Description	No.
Revisions		

McDonald's USA, LLC

4/22/24
STATE OF TEXAS
G. ROBERT ADAMS
86184
LICENSED PROFESSIONAL ENGINEER

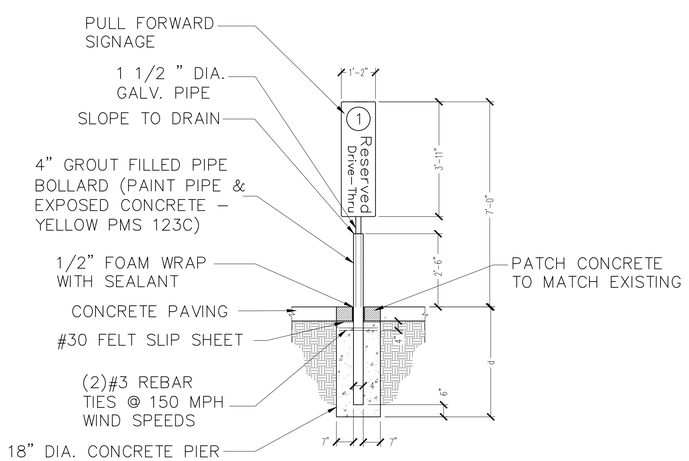
LANGAN
Langan Engineering and Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE Firm REG. #F-13709

Project
McDONALD'S NEW RESTAURANT
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A, CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY **TEXAS**

Drawing Title
PRIVATE STANDARD DETAILS

Project No.	Drawing No.
520061401	C10.2
Date: 04/22/2024	
Drawn By: MNK	
Checked By: HJM	Sheet 28 of 36

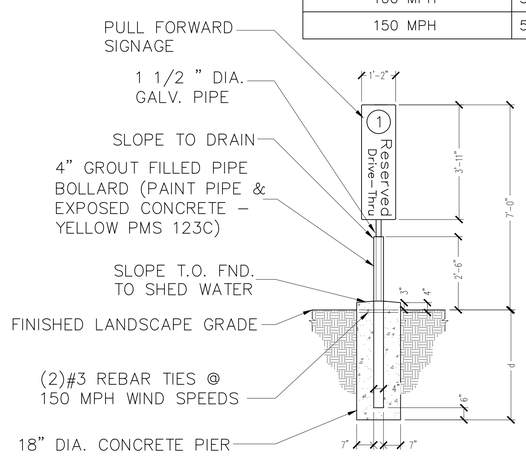
LANGAN
Project No. 520061401
SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS
PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426



OOSP & MOBILE PARKING SIGN DETAIL (IN PAVING AREAS)

N.T.S.

WIND SPEED (3 SEC. GUST) (ASCE 7-05) (MPH)	d
100 MPH	3'-9"
150 MPH	5'-3"



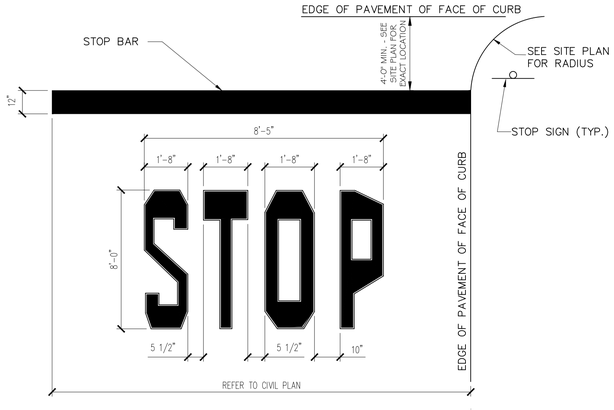
OOSP & MOBILE PARKING SIGN DETAIL (IN LANDSCAPE AREAS)

N.T.S.

NOTES:
1. ALL TEXT SHALL BE PAINTED YELLOW (PMS 123).
2. PLACE 30'-0" FROM CENTERLINE OF PICK UP BOOTH.

PAINTED "THANK YOU"

NOT TO SCALE

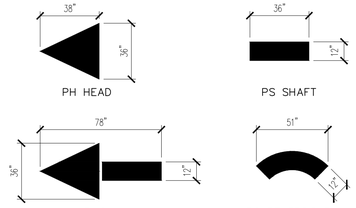


NOTE:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

"STOP BAR"

NOT TO SCALE

*ALL DETAILS SHOWN ARE FOR PRIVATE INFRASTRUCTURE. FOR FIRE LANE AND OTHER PUBLIC INFRASTRUCTURE, REFER TO CITY DETAILS.



NOTE:
ARROWS AND WORDS CAN BE ARRANGED IN OTHER COMBINATIONS THAN THOSE ILLUSTRATED HERE TO ACHIEVE DESIRED RESULT.

TYPICAL PAVEMENT MARKING

NOT TO SCALE

RECORD DRAWINGS December 2024

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ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

Date	Description	No.
Revisions		

McDonald's USA, LLC

STATE OF TEXAS
G. ROBERT ADAMS
86184
LICENSED PROFESSIONAL ENGINEER
4/22/24

LANGAN
Langan Engineering and Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE Firm REG. #F-13709

Project
McDONALD'S NEW RESTAURANT
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A,
CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY **TEXAS**

Drawing Title
PRIVATE STANDARD DETAILS

Project No.	Drawing No.
520061401	C10.3
Date: 04/22/2024	
Drawn By: MNK	
Checked By: HJM	Sheet 29 of 36

PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426 (NSN #41096) SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS **Project No. 520061401** LANGAN

OBJECTIVE OF STANDARDIZATION:

McDONALD'S OBJECTIVE IS TO STANDARDIZE OPTIMUM MARKINGS IN THE UNITED STATES TO ASSIST CUSTOMERS IN EASILY FINDING THE DRIVE–THRU LANES. THE MARKING POSITIONS ARE TO GUIDE THEM FROM ANY ENTRANCE ON THE PARKING LOT TO THE DRIVE–THRU LANE USING THE OPTIMUM ROUTE. THIS IS TYPICALLY AWAY FROM THE PRIMARY DRIVE AISLE, MOST COMMON ENTRANCE OR AROUND THE BUILDING TO INCREASE STACKING IN THE LANE. THE STANDARDIZATION FROM REGION TO REGION ASSISTS GUESTS WITH CONVENIENTLY FINDING THE DRIVE–THRU'S.

STANDARD LOT STRIPING STENCILS AND PAINT COLOR:

THESE ARE AVAILABLE FROM BETH BELL AT PAVEMENT STENCIL COMPANY, 4347–A AEROSPACE ROAD SE, ROANOKE, VA, 24014, 1–800–250–5547. THE FOLLOWING DESCRIPTION IS WHAT YOU WOULD SAY AS YOU ORDER. SHE HAS NO PART NUMBERS ASSOCIATED WITH THESE:

LOT STRIPING STENCILS DESCRIPTION

DRIVE THRU
ROUND CIRCLE (DIRECTIONAL ARROW)
THANK YOU
DOUBLE HEADED ARROW FOR A DOUBLE DRIVE–THRU IS MADE UP OF THREE COMPONENTS.
PC SHAFT 12"W X 36"L, A PC REVERSIBLE
CURVED SHAFT 12"W X 51"L
PH ARROW HEAD 38"L X 36"W
LANE STRIPE IS A 6" WIDE STRIPE DONE BY THE LOT STRIPING COMPANY.
39" ADA HANDICAP TEMPLATE
PAINT COLOR: THIS IS FOR ALL DRIVE–THRU DIRECTIONAL STRIPING INCLUDING THE PAINTED STRIPE FOR THE LANE. THE PAINT COLOR SHOULD MATCH PMS 123 YELLOW.
PROVIDE YELLOW PAINT ON ALL DRIVE–THRU MARKINGS UNLESS NOTED OTHERWISE.

GUIDING PRINCIPLES
ALL ENTRANCES TO THE LOT

- THE WORD DRIVE THRU IS PLACED AT ALL ENTRANCES TO THE LOT APPROXIMATELY 25'–30' FROM THE CURB OR SIDEWALK. THEY SHOULD BE CENTERED IN THE DRIVEWAY (ON THE INGRESS SIDE OF THE DRIVE AISLE IF THERE IS TWO WAY TRAFFIC). RATIONALE: THIS ALLOWS THE CUSTOMER TO MOVE SAFELY ONTO THE LOT AND SEE THE DRIVE–THRU DIRECTIONAL ARROW WHEN THEY ARE SAFELY OFF THE STREET.
- ROUND CIRCLE (DIRECTIONAL ARROW): THE CIRCLE ARROW SHOULD BE CENTERED ABOVE THE WORD "DRIVE" APPROXIMATELY 5 FEET FURTHER INTO THE PARKING LOT. RATIONALE: THE STANDARD YELLOW COLOR WITH THE WORD DRIVE–THRU SEEN FIRST AND THE ROUND ARROW BEGINS TO BRAND THE MARKINGS.

LOT DIRECTIONAL MARKINGS:

- ROUND CIRCLE (DIRECTIONAL ARROW): THE ARROWS SHOULD BE SPACED EVERY 40 TO 60 FEET. THIS ALLOWS EVENLY POSITIONED ARROWS THROUGHOUT THE LOT. RATIONALE: THE STRATEGIC POSITIONING ALLOWS THE CAR TO REACH AN ARROW AND OFF IN THE DISTANCE SEE THE NEXT DIRECTIONAL ARROW. THIS LEADS THEM IN THE DESIRE DIRECTION.
- IF THERE ARE 5 OR MORE ARROWS ROUTING SOMEONE TO THE DRIVE–THRU THEN PLAN THE CORRECT PLACEMENT TO ADD THE WORD DRIVE–THRU AND POSITION THE ARROW CENTERED ABOVE THE WORD "DRIVE" SIMILAR TO THE ENTRANCE. THIS IS TO BE CENTERED BETWEEN THE ARROWS ON THE PARKING LOT. AN EXAMPLE IS IT TAKES EIGHT ARROWS TO GUIDE SOMEONE FROM THE ENTRANCE TO THE DRIVE–THRU ENTRANCE. YOU MIGHT DECIDE TO PLACE THE WORD DRIVE–THRU AT THE 4TH ARROW POSITION. RATIONALE: THE LONGER THE RUN TO THE DRIVE–THRU THIS REAFFIRMS THE COLOR AND DIRECTIONAL ARROWS ARE STEERING THEM IN THE RIGHT DIRECTION FOR THE DRIVE–THRU ENTRANCE.

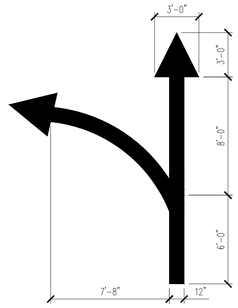
DRIVE–THRU ENTRANCE:

- THE DOUBLE HEADED ARROW FOR DOUBLE DRIVE–THRU SHOULD BE POSITIONED TO DIRECT TRAFFIC APPROPRIATELY TO EITHER LANE AS THEY APPROACH TO THE ISLAND. EACH ARROW MUST BE CUSTOMIZED TO FIT THE LANE CONFIGURATION. RATIONALE: EACH CUSTOMER READS FROM DIFFERENT LEVELS SOME BY LOT MARKINGS, SOME AT EYE LEVEL AND OTHERS LOOK ABOVE THE VEHICLES. BY ADDRESSING ALL OF THESE METHODS IN BRANDING, THE USE IS SIMPLIFIED FOR THE MAJORITY OF THE GUESTS. THE DOUBLE ARROW INCREASES THE USAGE OF THE OUTSIDE LANE IN OFF PEAK TIMES HELPING THE RESTAURANT MAXIMIZE THE CAPACITY.

PARKING LOT STRIPING NOT IN THE DRIVE–THRU:

- ANY LOT STRIPING OTHER THAN THE DRIVE–THRU SHOULD BE WHITE. IF THE CITY CODE REQUIRES BLUE WITH THE HANDICAP PARKING STALLS THAT IS AN ACCEPTABLE DEVIATION. RATIONALE: THIS HELPS SUBTLY IDENTIFY WHAT IS A DRIVE–THRU MARKING FROM THE PARKING LOT MARKING AND CREATES A RUNWAY PATH TO THE LANE ENTRANCE.
- THE ENTRANCES WILL ALL HAVE A WHITE INGRESS/ EGRESS ARROW FOR THE CUSTOMER TO EASILY IDENTIFY IF IT IS A ONE WAY OR TWO–WAY ENTRANCE. THESE ARE WITHIN 10FT FROM INGRESS POINT AND IS DESIGNED TO BE SEEN CLEARLY BEFORE A CAR MAKES A TURNING COMMITMENT. RATIONALE: THE CONSISTENCY HERE WILL HELP CUSTOMERS IDENTIFY THE FLOW OF TRAFFIC ON ALL ENTRANCES FOR THE CONSUMER WHEN THEY ARE AT A DECISION POINT.
- ANY ADDITIONAL WHITE ARROWS NEEDED SHOULD BE POSITIONED IN BETWEEN THE DRIVE–THRU DIRECTIONAL MARKINGS.
- ANY WORDING NEEDED OTHER THAN FOR THE DRIVE–THRU AREA SHOULD BE IN WHITE AND POSITIONED SO IT DOES NOT INTERFERE WITH THE DRIVE–THRU MARKINGS.

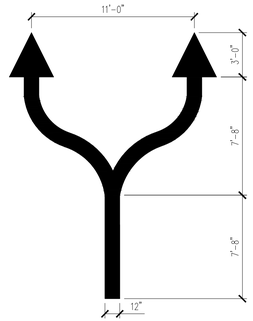
SHOULD YOU HAVE ADDITIONAL QUESTIONS FEEL FREE TO CONTACT THE McDONALD'S RESTAURANT DESIGN GROUP AT THE HOME OFFICE FOR FURTHER CLARIFICATIONS.



THIS IS TO BE USED ON ANY DESIGN THAT WOULD REQUIRE A "T" GATEWAY. ONLY DESIGNS THAT DO NOT HAVE A SINGLE ENTRY THAT LEADS A CAR RIGHT AT THE DECISION POINT OF THE TIP OF THE ISLAND. ONLY ONE OF OUR STANDARDS TEMPLATES HAS THIS DESIGN.

T–GATEWAY
DRIVE–THRU MARKING

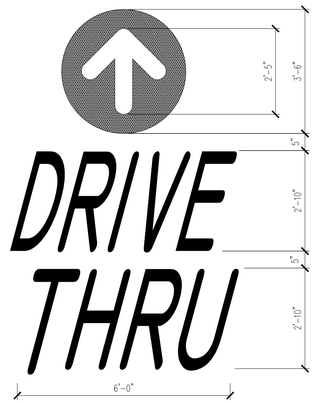
NOT TO SCALE



THIS IS TO BE USED ON ALL DESIGNS THAT HAVE A SINGLE POINT OF ENTRY THAT LEADS A CAR DIRECTLY TOWARD THE TIP OF THE ISLAND

DOUBLE
DRIVE–THRU MARKING

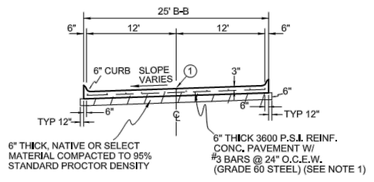
NOT TO SCALE



NOTE:
ALL TEXT AND ARROWS SHALL BE PAINTED YELLOW (PMS 123)

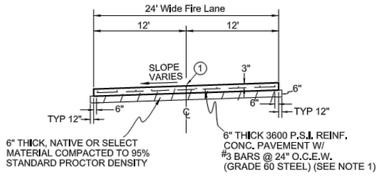
PAINTED
"DRIVE THRU" MARKING

NOT TO SCALE



1 SAWED LONGITUDINAL CONTRACTION OR CONSTRUCTION JOINT

24' Wide Fire Lane with Curbs
(Not to Scale)

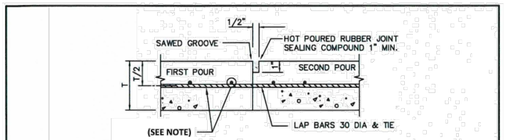


24' Wide Fire Lane
(Not to Scale)

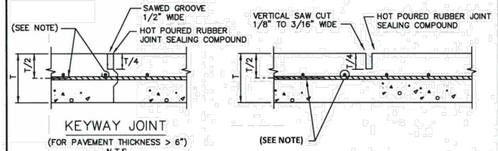
NOTES:

1. Street pavement cement content to be no less than 6 sacks per cubic yard for machine placed and not less than 6.5 sacks per cubic yard for hand placed.
2. Sidewalk Cement content of not less than 5.5 sack per cubic yard.
3. No sand allowed under pavement or sidewalks.

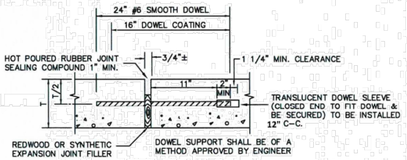
REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL	
FIRE LANE		DATE: AUG. '19 / DRAWING NO.: R-2041



CONSTRUCTION JOINT
N.T.S.

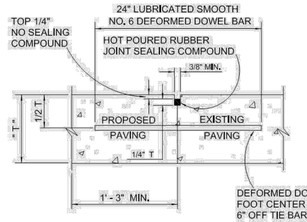


NOTE:
REINFORCING SHALL BE - #3 BARS AT 24" FOR 6" THICK PAVEMENT AND LESS. #4 BARS AT 18" FOR 8" THICK PAVEMENT AND GREATER.



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

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



NOTES: T = PAVEMENT

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

LONGITUDINAL BUTT JOINT
NOT TO SCALE

REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL	
LONGITUDINAL BUTT JOINT		DATE: DEC '22 / DRAWING NO.: R-2051

GENERAL NOTES:

1. REINFORCED CONCRETE PAVEMENT.
   A. ALL CURBS SHALL BE PLACED INTEGRAL WITH PAVEMENT UNLESS OTHERWISE APPROVED BY THE OWNER.
   B. CURBS SHALL MEET THE SAME COMPRESSIVE STRENGTH AS SPECIFIED FOR THE PAVEMENT.
   C. BAR LAPS SHALL BE 30 DIAMETERS.
   D. REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS OR OTHER DEVICES APPROVED BY THE OWNER.
2. SUBGRADE: (UNLESS OTHERWISE SPECIFIED BY OWNER)
   A. SUBGRADE UNDER ALL PAVEMENTS SHALL BE STABILIZED TO A MINIMUM DEPTH OF SIX (6") INCHES WITH HYDRATEDLIME CEMENT. LABORATORY TESTS WILL BE PERFORMED TO DETERMINE THE AMOUNT OF LIME OR CEMENT TO USE.

PAVEMENT SYSTEMS	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE: 302,303
GENERAL NOTES		DATE: Mar. 2018 / STANDARD DRAWING NO.: R-2190

GENERAL NOTES:

1. REINFORCED CONCRETE PAVEMENT.
   A. ALL CURBS SHALL BE PLACED INTEGRAL WITH PAVEMENT UNLESS OTHERWISE APPROVED BY THE OWNER.
   B. CURBS SHALL MEET THE SAME COMPRESSIVE STRENGTH AS SPECIFIED FOR THE PAVEMENT.
   C. BAR LAPS SHALL BE 30 DIAMETERS.
   D. REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS OR OTHER DEVICES APPROVED BY THE OWNER.
2. SUBGRADE: (UNLESS OTHERWISE SPECIFIED BY OWNER)
   A. SUBGRADE UNDER ALL PAVEMENTS SHALL BE STABILIZED TO A MINIMUM DEPTH OF SIX (6") INCHES WITH HYDRATEDLIME CEMENT. LABORATORY TESTS WILL BE PERFORMED TO DETERMINE THE AMOUNT OF LIME OR CEMENT TO USE.

PAVEMENT SYSTEMS	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE: 302,303
GENERAL NOTES		DATE: Mar. 2018 / STANDARD DRAWING NO.: R-2190

RECORD DRAWINGS December 2024

These plans have been revised to reflect those changes, if any, that deviated from the City approved construction plans. All revisions are based on construction records furnished to LANGAN by the contractor of record, and the grade verification survey prepared by Eyncon Engineering & Surveying dated December 10, 2024. We are not aware of any other changes as LANGAN was not on-site through the construction duration.

ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

811 Know what's **below.** **Call** before you dig.

Date	Description	No.
Revisions		

McDonald's USA, LLC

STATE OF TEXAS — G. ROBERT ADAMS — 86184 — LICENSED PROFESSIONAL ENGINEER — 4/22/24

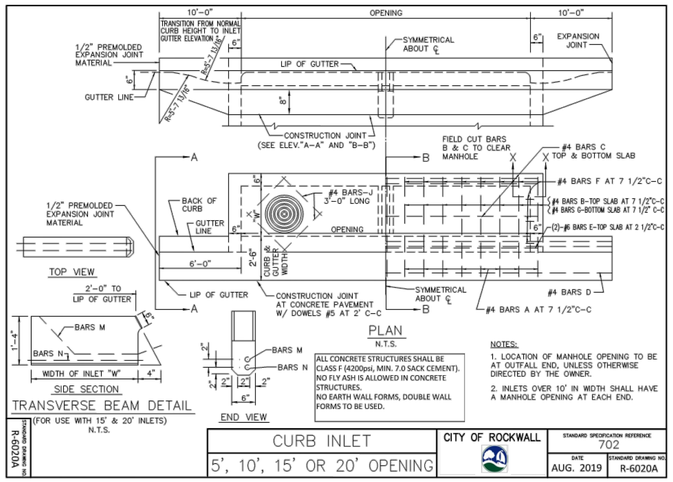
LANGAN
Langan Engineering and Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE Firm REG. #F-13709

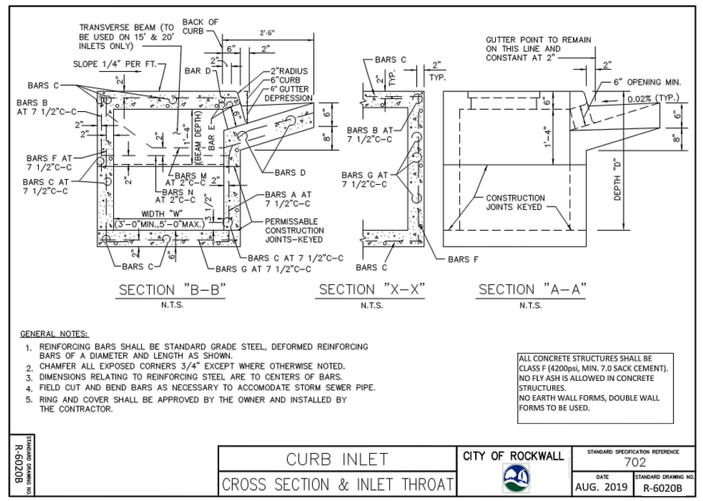
Project
McDONALD'S NEW RESTAURANT
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A, CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY **TEXAS**

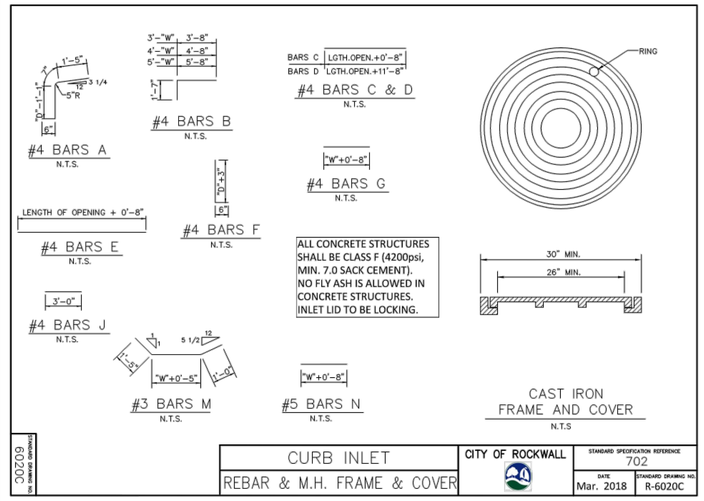
Drawing Title
CITY DETAILS

Project No.	Drawing No.
520061401	C11.0
Date: 04/22/2024	
Drawn By: HJM	
Checked By: HJM	Sheet 30 of 36

PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426 (NSN 41096) SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS Project No. 520061401 LANGAN







BILL OF REINFORCING STEEL

DEPTH "D"	ALL WIDTHS AND LENGTHS	OPENING LENGTH "L" = 5ft Widths "W" 3ft	4ft	5ft						OPENING LENGTH "L" = 10ft Widths "W" 3ft	4ft	5ft				OPENING LENGTH "L" = 15 ft Widths "W" 3ft	4ft	5ft				OPENING LENGTH "L" = 20 ft Widths "W" 3ft	4ft	5ft			
	BARS C	BARS D	BARS E	BARS J	BARS F	BARS F	BARS A	BARS B	BARS G	BARS F	BARS F	BARS A	BARS B	BARS G	BARS M	BARS N	BARS F	BARS F	BARS A	BARS B	BARS G	BARS M	BARS N	BARS F	BARS F	BARS A	BARS B	BARS G	BARS M	BARS N
3'-6"	17	3	2	4	20	24	28	10	10	20	28	32	36	18	18	28	36	40	44	26	26	36	2	2	44	48	52	34	34	44	2	2
3'-9"	18	"	"	"	"	"	"	"	"	20	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	"	"	44	"	"
4'-0"	19	"	"	"	"	"	"	"	"	24	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	"	"	48	"	"
4'-3"	19	"	"	"	"	"	"	"	"	24	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	"	"	48	"	"
4'-6"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	"	"	50	"	"
4'-9"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	"	"	50	"	"
5'-0"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	"	"	50	"	"
5'-3"	23	"	"	"	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	"	"	52	"	"
5'-6"	23	"	"	"	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	"	"	52	"	"
5'-9"	25	"	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	"	"	54	"	"
6'-0"	25	"	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	"	"	54	"	"
6'-3"	26	"	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	"	"	54	"	"
6'-6"	27	"	"	"	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	"	"	56	"	"
6'-9"	27	"	"	"	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	"	"	56	"	"
7'-0"	29	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	"	58	"	"
7'-3"	29	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	"	58	"	"
7'-6"	30	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	"	58	"	"
7'-9"	31	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	"	"	"	"	"	60	"	"
8'-0"	31	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	"	"	"	"	"	60	"	"
8'-3"	32	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	"	"	"	"	"	60	"	"
8'-6"	33	"	"	"	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	54	"	"	"	"	"	"	"	62	"	"
8'-9"	34	"	"	"	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	54	"	"	"	"	"	"	"	62	"	"
9'-0"	35	"	"	"	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	56	"	"	"	"	"	"	"	64	"	"
9'-3"	36	"	"	"	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	56	"	"	"	"	"	"	"	64	"	"
9'-6"	37	"	"	"	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	58	"	"	"	"	"	"	"	66	"	"
10'-0"	38	"	"	"	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	58	"	"	"	"	"	"	"	66	"	"

ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi, MIN. 7.0 SACK CEMENT). NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES.

NOTE:
FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.

CURB INLET
BILL OF REINFORCING STEEL
CITY OF ROCKWALL
STANDARD SPECIFICATION REFERENCE 702
DATE Mar. 2018
STANDARD DRAWING NO. R-6020D
STANDARD DRAWING NO. R-6020D
CITY OF ROCKWALL
STANDARDS OF DESIGN AND CONSTRUCTION
PAGE 287

SUMMARY OF QUANTITIES FOR CURB INLETS

DEPTH "D"	5'-0" OPENING						10'-0" OPENING						15'-0" OPENING						20'-0" OPENING					
	WIDTH 3'-0"		WIDTH 4'-0"		WIDTH 5'-0"		WIDTH 3'-0"		WIDTH 4'-0"		WIDTH 5'-0"		WIDTH 3'-0"		WIDTH 4'-0"		WIDTH 5'-0"		WIDTH 3'-0"		WIDTH 4'-0"		WIDTH 5'-0"	
	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.
3'-6"	2.62	306	2.95	332	3.28	373	4.12	479	4.64	521	5.20	564	5.69	667	6.40	721	7.10	775	7.20	846	8.11	909	9.03	976
3'-9"	2.70	309	3.04	341	3.39	373	4.25	494	4.78	536	5.34	579	5.87	687	6.58	741	7.30	796	7.42	874	8.34	937	9.27	1010
4'-0"	2.78	328	3.14	364	3.49	399	4.38	518	4.92	565	5.49	610	6.05	718	6.77	776	7.49	835	7.64	909	8.58	976	9.51	1046
4'-3"	2.87	334	3.23	370	3.59	406	4.51	526	5.06	573	5.64	619	6.22	729	6.95	787	7.69	847	7.87	922	8.81	990	9.75	1061
4'-6"	2.95	356	3.32	394	3.69	431	4.64	558	5.20	607	5.79	656	6.40	770	7.14	830	7.88	891	8.09	973	9.04	1043	9.99	1115
4'-9"	3.03	361	3.41	410	3.79	438	4.77	566	5.34	616	5.94	665	6.57	780	7.32	841	8.07	903	8.31	986	9.27	1056	10.23	1129
5'-0"	3.12	367	3.51	416	3.90	445	4.90	574	5.47	624	6.09	674	6.75	791	7.51	853	8.27	915	8.53	999	9.50	1070	10.47	1144
5'-3"	3.20	383	3.60	424	4.00	465	5.03	600	5.61	652	6.23	704	6.93	827	7.69	890	8.46	955	8.76	1044	9.73	1118	10.71	1194
5'-6"	3.28	389	3.69	430	4.10	472	5.16	608	5.75	661	6.38	713	7.11	837	7.88	901	8.66	967	8.98	1057	9.97	1131	10.95	1208
5'-9"	3.37	405	3.78	451	4.20	495	5.29	635	5.89	690	6.53	744	7.28	874	8.07	940	8.85	1007	9.20	1102	10.20	1178	11.19	1258
6'-0"	3.45	415	3.88	460	4.30	504	5.42	646	6.03	702	6.68	757	7.45	888	8.25	954	9.05	1022	9.42	1119	10.43	1196	11.43	1276
6'-3"	3.53	425	3.97	470	4.41	515	5.55	661	6.17	718	6.83	773	7.63	908	8.44	975	9.24	1044	9.64	1147	10.66	1223	11.67	1305
6'-6"	3.62	437	4.06	486	4.51	532	5.68	681	6.31	739	6.97	797	7.81	935	8.62	1005	9.43	1057	9.87	1178	10.89	1258	11.92	1340
6'-9"	3.70	441	4.15	490	4.61	537	5.81	688	6.45	747	7.12	806	7.98	945	8.81	1015	9.63	1066	10.09	1191	11.12	1272	12.15	1355
7'-0"	3.78	460	4.25	510	4.71	560	5.94	716	6.59	777	7.27	837	8.16	981	8.99	1053	9.82	1126	10.31	1237	11.35	1319	12.40	1404
7'-3"	3.86	465	4.34	516	4.81	567	6.07	724	6.72	785	7.42	846	8.33	992	9.18	1065	10.02	1138	10.53	1249	11.59	1333	12.64	1418
7'-6"	3.95	477	4.43	529	4.91	570	6.20	742	6.86	804	7.57	866	8.51	1016	9.36	1089	10.21	1163	10.75	1290	11.82	1365	12.88	1451
7'-9"	4.03	491	4.53	544	5.02	597	6.33	762	7.00	826	7.71	890	8.67	1040	9.55	1116	10.41	1193	10.98	1313	12.05	1399	13.12	1498
8'-0"	4.12	496	4.62	550	5.12	604	6.46	770	7.14	834	7.86	899	8.86	1051	9.73	1129	10.60	1205	11.20	1325	12.28	1412	13.36	1510
8'-3"	4.20	504	4.71	559	5.22	613	6.59	784	7.28	849	8.01	915	9.04	1069	9.92	1149	10.80	1228	11.42	1353	12.51	1440	13.60	1529
8'-6"	4.28	519	4.80	576	5.32	632	6.71	804	7.42	871	8.16	938	9.21	1107	10.10	1176	10.99	1257	11.64	1385	12.74	1474	13.84	1565
8'-9"	4.37	528	4.90	586	5.42	643	6.84	819	7.56	886	8.31	954	9.39	1119	10.29	1199	11.18	1280	11.87	1410	12.97	1500	14.08	1592
9'-0"	4.45	545	4.99	605	5.53	664	6.97	842	7.70	912	8.46	982	9.56	1148	10.47	1231	11.38	1313	12.09	1447	13.21	1539	14.32	1631
9'-3"	4.53	554	5.08	614	5.63	674	7.10	858	7.84	929	8.60	999	9.74	1169	10.66	1252	11.57	1335	12.31	1474	13.44	1563	14.56	1660
9'-6"	4.62	568	5.17	630	5.73	692	7.23	878	7.97	950	8.75	1022	9.92	1195	10.84	1280	11.77	1365	12.53	1505	13.67	1600	14.80	1696
10'-0"	4.78	582	5.36	645	5.93	708	7.49	900	8.11	974	9.05	1048	10.27	1227	11.21	1312	12.16	1399	12.98	1546	14.13	1642	15.29	1739

NOTE:
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SUMMARY OF QUANTITIES
CITY OF ROCKWALL
STANDARD SPECIFICATION REFERENCE 702
DATE Mar. 2018
STANDARD DRAWING NO. R-6020E
STANDARD DRAWING NO. R-6020E
CITY OF ROCKWALL
STANDARDS OF DESIGN AND CONSTRUCTION
PAGE 288

RECORD DRAWINGS December 2024

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ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

Date	Description	No.
Revisions		

STATE OF TEXAS — G ROBERT ADAMS — 86184 — LICENSED PROFESSIONAL ENGINEER — 4/22/24

LANGAN
Langan Engineering and Environmental Services, LLC
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Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE Firm REG. #F-13709

Project
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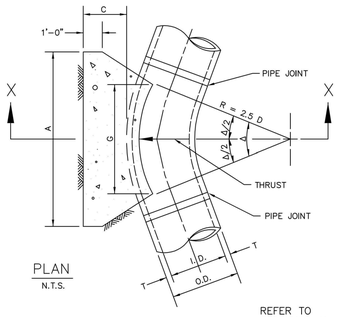
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A, CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY **TEXAS**

Drawing Title
CITY DETAILS

Project No.	Drawing No.
520061401	C11.1
Date: 04/22/2024	
Drawn By: HJM	
Checked By: HJM	Sheet 31 of 36

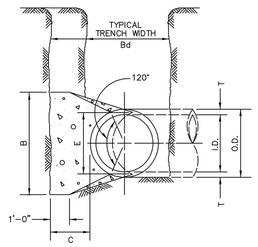
PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #042-3426 (NSN 41096) SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS Project No. 520061401 LANGAN

Date: 4/22/2024 Time: 13:23 User: mkayembe Style Table: Langan.stb Layout: Layout1 Document Code: 520061401-0601-CS501-0107



PLAN
N.T.S.

REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.



SECTION X–X
N.T.S.

HORIZONTAL THRUST BLOCK
AT PIPE BEND

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 502.4
DATE OCT. '04
STANDARD DRAWING NO. 4010A

I.D. (IN.)	T (IN.)	Δ = 11.25° C (FT.)	Δ > 22.50° C (FT.)	E (FT.)
4,6,8	0.4	1.5	1.5	0.9
10,12	0.5	1.5	1.5	1.2
16,18	0.6	1.5	1.5	1.6
20	0.7	1.5	1.5	1.8
24	0.9	1.5	1.5	2.1
30	2.9	1.5	1.9	2.6
36	4.5	1.5	2.3	3.3
42	5.0	1.8	2.6	3.8
48	5.5	2.0	3.0	4.3
54	6.0	2.3	3.4	4.8
60	6.5	2.5	3.8	5.3
66	6.8	2.8	4.1	5.7
72	7.5	3.0	4.5	6.3
78	7.5	3.3	4.9	6.7
84	8.0	3.5	5.3	7.2
90	8.5	3.8	5.6	7.7
96	9.0	4.0	6.0	8.2

	Δ = 11.25°							Δ = 22.50°						
			EARTH			ROCK				EARTH			ROCK	
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)
4,6,8	0.4	1.0	1.0	1.5	0.1	1.0	1.0	0.1	4,6,8	0.8	2.0	1.5	1.5	0.1	1.0	1.0	0.1
10,12	0.6	2.2	1.5	1.5	0.1	1.0	1.5	0.1	10,12	1.1	4.4	2.0	2.5	0.3	1.5	1.5	0.1
16,18	0.8	5.0	2.0	2.5	0.3	1.5	2.0	0.2	16,18	1.6	9.9	3.0	3.5	0.6	2.0	2.5	0.3
20	0.9	6.2	2.0	3.5	0.4	1.5	3.0	0.3	20	1.8	12.3	3.5	3.5	0.7	2.0	3.0	0.4
24	1.1	8.9	3.0	3.5	0.5	1.5	3.0	0.3	24	2.2	17.7	4.0	4.5	1.0	3.0	3.5	0.5
30	1.4	10.4	3.0	3.5	0.6	2.0	3.5	0.4	30	2.7	20.7	5.0	4.5	1.5	3.0	4.0	0.8
36	1.7	15.0	3.5	4.5	0.9	2.0	4.0	0.5	36	3.3	29.8	5.5	5.5	2.3	4.0	4.0	1.3
42	1.9	20.4	4.5	5.0	1.5	2.5	5.0	0.8	42	3.8	40.5	7.0	6.0	3.9	4.5	5.0	2.1
48	2.2	26.6	4.5	6.0	2.0	2.5	6.0	1.1	48	4.4	52.9	8.0	7.0	5.7	4.5	6.0	2.8
54	2.5	33.7	6.0	6.0	3.0	3.0	6.0	1.4	54	4.9	67.0	9.0	8.0	8.0	6.0	6.0	4.1
60	2.7	41.6	6.0	7.0	3.8	3.0	7.0	1.8	60	5.5	82.7	9.5	9.0	10.6	6.0	7.0	5.3
66	3.0	50.3	6.5	8.0	5.1	3.5	8.0	2.7	66	6.0	100.1	10.5	10.0	14.1	6.5	8.0	7.2
72	3.3	59.9	7.5	8.0	6.3	4.0	8.0	3.3	72	6.6	119.1	11.0	11.0	17.6	7.5	8.0	9.1
78	3.6	70.2	8.0	9.0	8.1	4.0	9.0	3.9	78	7.1	139.8	12.0	12.0	22.5	8.0	9.0	11.7
84	3.8	81.5	8.5	10.0	10.3	4.5	10.0	5.3	84	7.6	162.1	13.0	12.5	27.2	8.5	10.0	14.8
90	4.1	93.5	9.5	10.0	12.2	5.0	10.0	6.3	90	8.2	186.1	14.0	13.5	33.7	9.5	10.0	17.7
96	4.4	106.4	10.0	11.0	15.0	5.0	11.0	7.4	96	8.7	211.7	15.0	14.5	41.2	10.0	11.0	21.8

TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK
AT PIPE BEND

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 502.4
DATE OCT. '04
STANDARD DRAWING NO. 4010B

	Δ = 30°							Δ = 45°						
			EARTH			ROCK				EARTH			ROCK	
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)
4,6,8	1.0	2.6	2.0	1.5	0.2	1.0	1.5	0.1	4,6,8	1.5	3.9	2.0	2.0	0.2	1.5	1.5	0.1
10,12	1.5	5.9	2.5	2.5	0.3	2.0	1.5	0.2	10,12	2.2	8.7	3.5	2.5	0.5	2.0	2.5	0.3
16,18	2.2	13.2	3.5	4.0	0.8	2.5	3.0	0.4	16,18	3.2	19.5	4.5	4.5	1.2	3.0	3.5	0.6
20	2.4	16.3	4.5	4.0	1.0	3.0	3.0	0.5	20	3.6	24.1	5.5	4.5	1.5	3.5	3.5	0.7
24	2.9	23.4	6.0	4.0	1.4	3.5	3.5	0.7	24	4.3	34.6	8.0	4.5	2.3	4.5	4.0	1.1
30	3.6	27.5	6.5	5.0	1.9	3.5	4.0	0.9	30	5.4	40.6	8.5	5.0	3.2	5.5	4.0	1.6
36	4.4	39.5	7.0	6.0	3.4	4.5	4.5	1.6	36	6.5	58.5	10.0	6.0	5.3	6.5	4.5	2.6
42	5.1	53.8	8.0	7.0	5.1	5.5	5.0	2.5	42	7.5	79.6	11.5	7.0	8.1	8.0	5.0	4.2
48	5.8	70.3	9.0	8.0	7.4	6.0	6.0	3.7	48	8.6	104.0	13.0	8.0	11.9	9.0	6.0	6.3
54	6.5	89.0	10.0	9.0	10.3	7.0	6.5	5.3	54	9.7	131.5	15.0	9.0	17.1	10.5	6.5	8.9
60	7.3	110.0	11.0	10.0	13.9	7.5	7.5	7.3	60	10.7	162.4	16.5	10.0	23.1	11.0	7.5	12.0
66	8.0	132.9	12.5	11.0	18.9	8.5	8.0	9.6	66	11.8	196.5	18.0	11.0	30.1	12.0	8.5	16.2
72	8.7	158.2	13.5	12.0	24.0	9.0	9.0	12.3	72	12.9	233.9	19.5	12.0	38.6	14.0	8.5	20.7
78	9.4	185.6	14.5	13.0	30.0	10.0	9.5	15.6	78	13.9	274.5	21.5	13.0	49.8	14.5	9.5	25.9
84	10.1	215.3	15.5	14.0	37.1	10.5	10.5	19.5	84	15.0	318.4	23.0	14.0	61.2	15.5	10.5	32.6
90	10.9	247.1	16.5	15.0	45.0	11.5	11.0	23.9	90	16.1	365.5	24.5	15.0	74.5	17.5	10.5	39.6
96	11.6	281.2	18.0	16.0	55.5	12.5	11.5	28.9	96	17.1	415.6	26.0	16.0	89.5	18.5	11.5	48.5

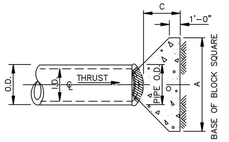
	Δ = 67.50°							Δ = 90°						
			EARTH			ROCK				EARTH			ROCK	
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)
4,6,8	2.1	5.6	3.0	2.0	0.3	2.0	1.5	0.2	4,6,8	2.7	7.1	5.0	1.5	0.4	2.0	2.0	0.2
10,12	3.1	12.6	5.5	2.5	0.8	3.5	2.0	0.4	10,12	4.0	16.0	6.5	2.5	1.0	3.5	2.5	0.5
16,18	4.7	28.3	7.5	4.0	1.9	5.5	3.0	0.9	16,18	6.0	36.0	9.0	4.0	2.4	4.5	4.0	1.0
20	5.2	34.9	9.0	4.0	2.3	5.5	3.5	1.2	20	6.6	44.4	10.0	4.5	3.1	6.0	4.0	1.5
24	6.2	50.3	11.5	4.5	3.5	6.5	4.0	1.6	24	7.9	64.0	14.5	4.5	5.0	8.0	4.0	2.1
30	7.8	58.9	12.0	5.0	4.8	7.5	4.0	2.2	30	9.9	75.0	15.0	5.0	6.7	10.0	4.0	3.3
36	9.4	84.9	14.5	6.0	8.2	9.5	4.5	3.8	36	11.9	108.0	18.0	6.0	11.4	12.0	4.5	5.3
42	10.9	115.5	17.0	7.0	12.8	11.0	5.5	6.3	42	13.9	147.0	21.0	7.0	17.8	14.0	5.5	8.7
48	12.5	150.9	19.0	8.0	18.4	13.0	6.0	9.2	48	15.9	192.0	24.0	8.0	26.2	16.0	6.0	12.4
54	14.0	191.0	21.5	9.0	26.0	15.0	6.5	12.9	54	17.9	243.0	27.0	9.0	36.9	18.0	7.0	18.1
60	15.6	235.8	24.0	10.0	35.6	16.0	7.5	17.6	60	19.9	299.8	30.0	10.0	50.3	20.0	7.5	24.0
66	17.1	285.3	26.0	11.0	46.0	18.0	8.0	23.0	66	21.8	362.8	33.0	11.0	66.2	22.0	8.5	32.5
72	18.7	339.5	28.5	12.0	57.8	19.0	9.0	28.4	72	23.8	431.8	36.0	12.0	85.6	24.0	9.0	41.0
78	20.2	398.5	31.0	13.0	75.7	21.0	9.5	37.4	78	25.7	506.7	39.0	13.0	108.2	26.0	10.0	53.2
84	21.8	462.1	33.5	14.0	94.7	22.0	10.5	46.5	84	27.7	587.7	42.0	14.0	134.4	28.0	10.5	64.8
90	23.3	530.5	35.5	15.0	114.4	24.5	11.0	58.2	90	29.0	674.6	45.0	15.0	164.9	30.0	11.5	81.2
96	24.9	603.6	38.0	16.0	138.9	25.5	12.0	70.0	96	31.6	767.5	48.0	16.0	199.0	32.0	12.0	95.1

TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK
AT PIPE BEND

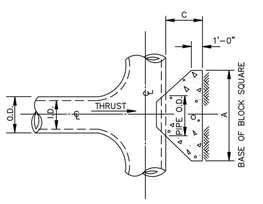
North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 502.4
DATE OCT. '04
STANDARD DRAWING NO. 4010C



PLAN OF PLUG THRUST BLOCK
N.T.S.

REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.



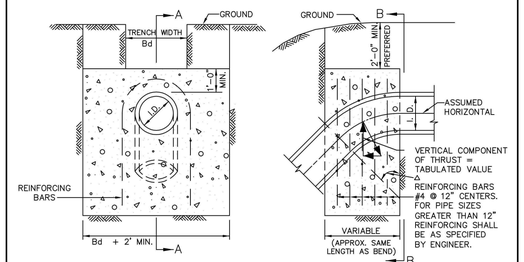
PLAN OF TEE THRUST BLOCK
N.T.S.

		EARTH		ROCK	
I.D. (IN.)	THRUST (TONS)	C (FT.)	A (FT.)	VOL. (C.Y.)	A (FT.)	VOL. (C.Y.)
4,6,8	5.1	1.5	2.5	0.3	2.0	0.2
10,12	11.3	1.5	3.5	0.6	2.5	0.3
16,18	25.5	2.0	5.5	1.6	4.0	0.9
20	31.5	2.0	6.0	1.9	4.0	0.9
24	45.2	2.5	7.0	3.1	5.0	1.7
30	53.0	3.0	7.5	4.1	5.5	2.4
36	76.3	4.0	9.0	7.3	6.5	4.2
42	104.0	4.5	10.5	11.0	7.5	6.2
48	136.0	5.0	12.0	15.6	8.5	8.7
54	172.0	5.5	13.5	21.4	9.5	11.9
60	212.0	6.0	15.0	28.4	10.5	15.7
66	257.0	6.5	16.5	36.8	11.5	20.5
72	305.0	7.5	17.5	47.2	12.5	27.2
78	358.0	8.0	19.0	58.9	13.5	33.7
84	416.0	8.5	20.5	72.3	14.5	41.2
90	477.0	9.0	22.0	87.7	15.5	49.7
96	543.0	9.5	23.5	104.8	16.5	61.0

HORIZONTAL THRUST BLOCK
AT TEES AND PLUGS

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 502.4
DATE OCT. '04
STANDARD DRAWING NO. 4020



ELEVATION "B–B"
N.T.S.

SECTION "A–A"
N.T.S.

REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.

Δ	11.25°		22.50°		30°		45°		67.50°		90°		Δ
I.D. (IN.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	I.D. (IN.)
4,6,8	1.0	0.5	2.0	1.0	2.5	1.3	3.6	1.8	4.6	2.3	5.0	2.5	4,6,8
10,12	2.2	1.1	4.3	2.2	5.7	2.8	8.0	4.0	10.5	5.2	11.3	5.7	10,12
16,18	5.0	2.5	9.7	4.9	12.7	6.4	18.0	9.0	23.5	11.8	25.5	12.7	16,18
20	6.1	3.1	12.0	6.0	15.7	7.9	22.2	11.1	29.2	14.5	31.4	15.7	20
24	8.2	4.4	17.3	8.7	22.6	11.3	32.0	16.0	41.8	20.9	45.2	22.6	24
30	10.5	5.2	20.3	10.1	26.5	13.3	37.5	18.8	49.0	24.5	53.1	26.5	30
36	14.9	7.5	29.2	14.6	38.2	19.1	54.0	27.0	70.5	35.3	76.4	38.2	36
42	20.3	10.1	39.8	19.9	52.0	26.0	73.5	36.7	96.0	48.0	104.0	52.0	42
48	26.5	13.2	51.9	26.0	67.9	33.9	96.0	48.0	126.0	62.7	136.0	67.9	48
54	33.5	16.8	65.7	32.9	85.9	42.9	122.0	60.7	159.0	79.4	172.0	85.9	54
60	41.4	20.7	81.2	40.6	106.0	53.0	150.0	75.0	196.0	98.0	212.0	106.0	60
66	50.1	25.0	98.2	49.1	128.0	64.2	182.0	90.7	237.0	119.0	257.0	128.0	66
72	59.6	29.8	117.0	58.4	153.0	76.3	216.0	108.0	282.0	141.0	305.0	153.0	72
78	69.9	35.0	137.0	68.6	179.0	90.0	254.0	127.0	331.0	166.0	358.0	179.0	78
84	81.1	40.5	159.0	79.5	208.0	104.0	294.0	147.0	384.0	192.0	416.0	208.0	84
90	93.1	46.5	183.0	91.3	239.0	119.0	337.0	169.0	441.0	221.0	477.0	239.0	90
96	106.0	53.0	208.0	104.0	272.0	136.0	384.0	192.0	502.0	251.0	543.0	272.0	96

VERTICAL THRUST BLOCK
AT PIPE BEND

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 502.4
DATE OCT. '04
STANDARD DRAWING NO. 4030

GENERAL NOTES FOR ALL THRUST BLOCKS:

1. CONCRETE FOR BLOCKING SHALL BE CLASS "B".
2. ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 PSI FOR DUCTILE IRON, P.V.C., AND 150 PSI FOR CONCRETE PIPE.
3. VOLUMES OF THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE (CLASS "B") IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THE THRUST ON THE VERTICAL BEND.
4. WALL THICKNESS (T) ASSUMED HERE FOR ESTIMATING PURPOSES ONLY.
5. POUR CONCRETE FOR BLOCK AGAINST UNDISTURBED EARTH.
6. DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
7. THE SOIL BEARING PRESSURES ARE BASED ON 1000 LBS./S.F. IN SOIL AND 2000 LBS./S.F. IN ROCK.
8. USE POLYETHYLENE WRAP OR EQUAL BETWEEN CONCRETE AND BEND, TEE, OR PLUG TO PREVENT THE CONCRETE FROM STICKING TO IT.
9. CONCRETE SHALL NOT EXTEND BEYOND JOINTS.

THRUST BLOCK
GENERAL NOTES

North Central Texas Council of Governments

STANDARD SPECIFICATION REFERENCE 502.4
DATE OCT. '04
STANDARD DRAWING NO. 4040

RECORD DRAWINGS December 2024

These plans have been revised to reflect those changes, if any, that deviated from the City approved construction plans. All revisions are based on construction records furnished to LANGAN by the contractor of record, and the grade verification survey prepared by Eyncon Engineering & Surveying dated December 10, 2024. We are not aware of any other changes as LANGAN was not on-site through the construction duration.

ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

Date	Description	No.
Revisions		

McDonald's USA, LLC

STATE OF TEXAS · G. ROBERT ADAMS · 86184 · LICENSED · PROFESSIONAL ENGINEER · 4/22/24

LANGAN

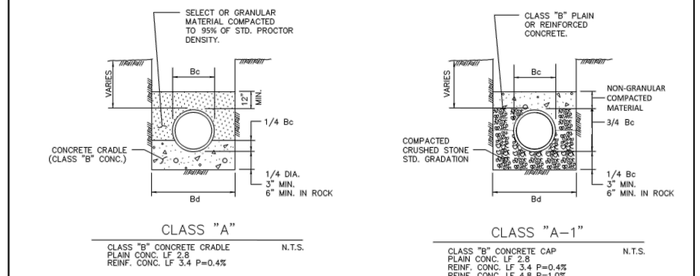
Langan Engineering and Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE Firm REG. #F-13709

Project
McDONALD'S NEW RESTAURANT
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A,
CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY **TEXAS**

Drawing Title
CITY DETAILS

Project No.	Drawing No.
520061401	C11.2
Date: 04/22/2024	
Drawn By: HJM	
Checked By: HJM	Sheet 32 of 36

PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #042-3426 (NSN 41096) SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS Project No. 520061401 LANGAN



CLASS "B" CONCRETE CRADLE
PLAIN CONC. LF 2.8
REINF. CONC. LF 3.4 P=0.4%

CLASS "B" CONCRETE CAP
PLAIN CONC. LF 2.8
REINF. CONC. LF 3.4 P=0.4%
REINF. CONC. LF 4.8 P=1.0%

NOTES:
1. LF. = LOAD FACTOR TO BE USED TO DETERMINE 3 EDGE BEARING BASED ON TYPE OF EMBEDMENT.
2. FREE-FALL OF CONCRETE NOT TO EXCEED 5 FT. MAXIMUM.
3. P = Rho FOR STEEL %
4. Bc = OUTSIDE DIAMETER OF PIPE
5. Bd = TRENCH WIDTH

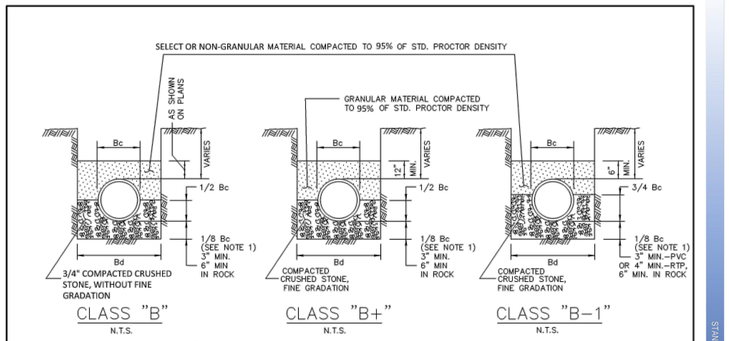
STANDARD DRAWING NO. 3010

EMBEDMENT
CLASS "A" & "A-1"

CITY OF ROCKWALL

STANDARD SPECIFICATION REFERENCE 504.5
DATE Mar. 2018
STANDARD DRAWING NO. R-3010

CITY OF ROCKWALL
STANDARDS OF DESIGN AND CONSTRUCTION
PAGE 252



NOTES:
1. FOR MAINS 42" DIAMETER AND LARGER LARGER, 1/8 Bc SHALL BE TAKEN AS 6".
2. Bc = OUTSIDE DIAMETER OF PIPE
3. Bd = TRENCH WIDTH

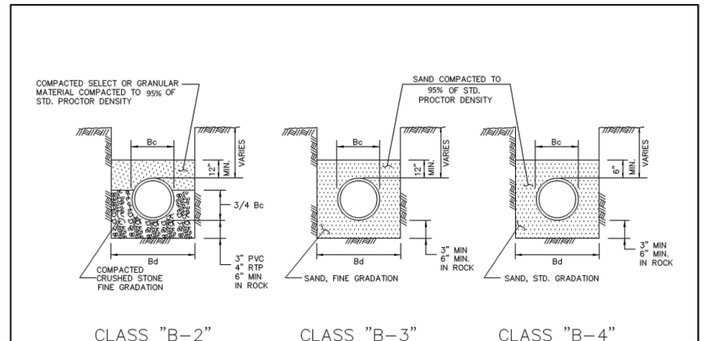
STANDARD DRAWING NO. R-3020

EMBEDMENT
CLASS "B", "B+", & "B-1"

CITY OF ROCKWALL

STANDARD SPECIFICATION REFERENCE 504.5
DATE Mar. 2018
STANDARD DRAWING NO. R-3020

CITY OF ROCKWALL
STANDARDS OF DESIGN AND CONSTRUCTION
PAGE 253



NOTES:
1. Bc = OUTSIDE DIAMETER OF PIPE
2. Bd = TRENCH WIDTH
3. NO GRANULAR MATERIAL ABOVE ROCK OR STONE EMBEDMENT

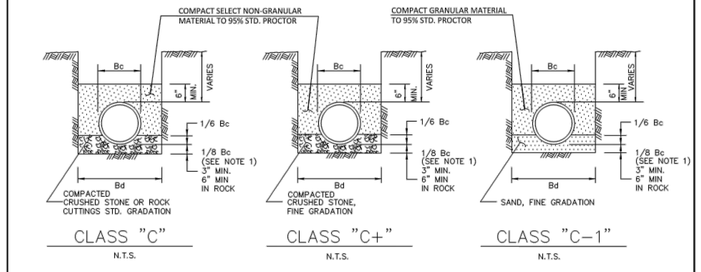
STANDARD DRAWING NO. 3030

EMBEDMENT
CLASS "B-2","B-3", & "B-4"

CITY OF ROCKWALL

STANDARD SPECIFICATION REFERENCE 504.5
DATE AUG. '19
STANDARD DRAWING NO. R-3030

CITY OF ROCKWALL
STANDARDS OF DESIGN AND CONSTRUCTION
PAGE 254



NOTES:
1. FOR MAINS 42" DIAMETER AND LARGER, 1/8 Bc SHALL BE TAKEN AS 6".
2. Bc = OUTSIDE DIAMETER OF PIPE
3. Bd = TRENCH WIDTH

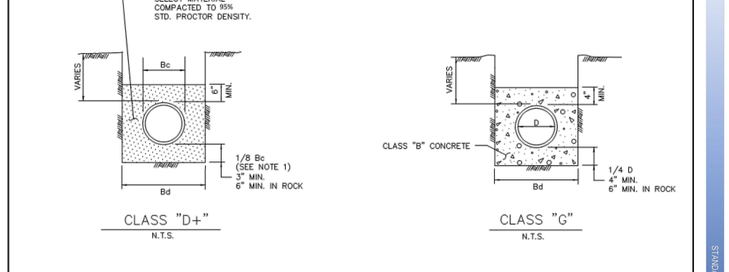
STANDARD DRAWING NO. R-3040

EMBEDMENT
CLASS "C", "C+", & "C-1"

CITY OF ROCKWALL

STANDARD SPECIFICATION REFERENCE 504.5
DATE Mar. 2018
STANDARD DRAWING NO. R-3040

CITY OF ROCKWALL
STANDARDS OF DESIGN AND CONSTRUCTION
PAGE 255



NOTES:
1. FOR MAINS 42" DIAMETER AND LARGER, 1/8 Bc SHALL BE TAKEN AS 6".
2. Bc = OUTSIDE DIAMETER OF PIPE
3. Bd = TRENCH WIDTH
4. D = INSIDE DIAMETER OF PIPE

STANDARD DRAWING NO. R-3050

EMBEDMENT
CLASS "D+" & "G"

CITY OF ROCKWALL

STANDARD SPECIFICATION REFERENCE 504.5
DATE Mar. 2018
STANDARD DRAWING NO. R-3050

CITY OF ROCKWALL
STANDARDS OF DESIGN AND CONSTRUCTION
PAGE 256

No.	Description	Date
Revisions		

RECORD DRAWINGS December 2024

These plans have been revised to reflect those changes, if any, that deviated from the City approved construction plans. All revisions are based on construction records furnished to LANGAN by the contractor of record, and the grade verification survey prepared by Eyncon Engineering & Surveying dated December 10, 2024. We are not aware of any other changes as LANGAN was not on-site through the construction duration.

ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

McDonald's USA, LLC

STATE OF TEXAS
G. ROBERT ADAMS
86184
LICENSED PROFESSIONAL ENGINEER
4/22/24

LANGAN
Langan Engineering and Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE Firm REG. #F-13709

Project
McDONALD'S NEW RESTAURANT
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A,
CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY **TEXAS**

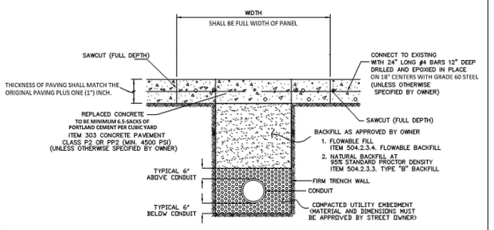
Drawing Title
CITY DETAILS

Project No.	Drawing No.
520061401	C11.3
Date: 04/22/2024	
Drawn By: MNK	
Checked By: HJM	Sheet 32 of 36

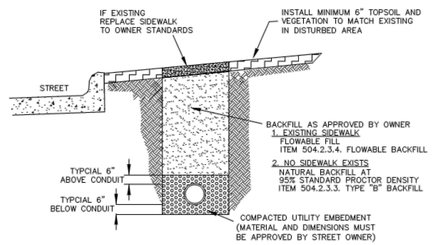
PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426 (NSN 41096) SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS Project No. 520061401 LANGAN

Date: 4/22/2024 Time: 13:28 User: mkayembe Style Table: Langan.stb Layout: Layout1 Document Code: 520061401-0601-CS501-0110

GENERAL NOTE: CHECK WITH STREET OWNER FOR SPECIFIC REQUIREMENTS NOT CONTAINED HEREIN

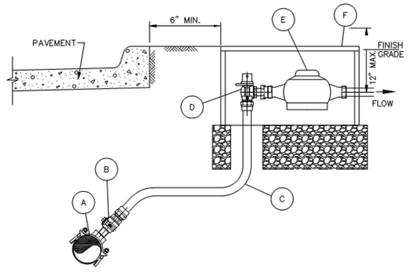


CONCRETE PAVEMENT
N.T.S.



STREET PARKWAY
N.T.S.

PAVEMENT CUT AND REPAIR CONCRETE AND PARKWAY	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 402	DATE Mar. 2018	STANDARD DRAWING NO. R-3070A



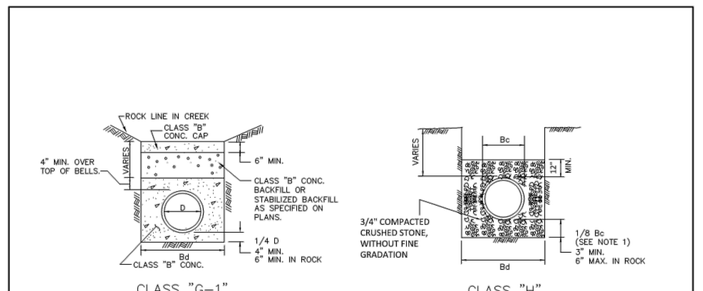
NOTES:

1. SERVICE PIPE SHALL BE 1" OR 2" SEAMLESS 250 PSI BLUE COLORED POLYETHYLENE ASTM D2737, SDR 9, CTS WATER SERVICE PIPE, NSF61 APPROVED.
2. TOP OF METER BOXES SHALL BE 1" ABOVE FINISHED GRADE.
3. METER BOX SHALL HAVE A MINIMUM OF 6" OF GRAVEL BENEATH METER BOX AS ILLUSTRATED.
4. LOCATION OF THE METER BOX SHALL BE LOCATED TO ALLOW 6" CLEARANCE FROM CURB.

MATERIAL LIST:

A. SERVICE SADDLE SHALL BE BRASS WITH DOUBLE BRONZE FLATTENED STRAPS OR STAINLESS STEEL DOUBLE BOLT WIDE STRAPS. NO BANDED OR HINGED STRAPS SHALL BE ALLOWED. SERVICE SADDLES SHALL MEET AWWA/CC TAPPING OUTLET (TAPERED THREADS) REQUIREMENTS. ALL SERVICE SADDLES SHALL BE PER APPROVED WATER MATERIALS LIST.
B. 1" OR 2" CORPORATION STOP PER APPROVED WATER MATERIALS LIST.
C. 1" OR 2" SERVICE PIPE SHALL BE SEAMLESS 250 PSI BLUE COLORED POLYETHYLENE ASTM D2737, SDR9, CTS WATER SERVICE PIPE, NSF61 APPROVED.
D. 1" OR 2" LOCKING ANGLE METER VALVE (STOP) PER APPROVED WATER MATERIALS LIST.
E. WATER METERS CENTERED IN BOX AS ILLUSTRATED.
F. ROUND METER BOX PER APPROVED WATER MATERIALS LIST.

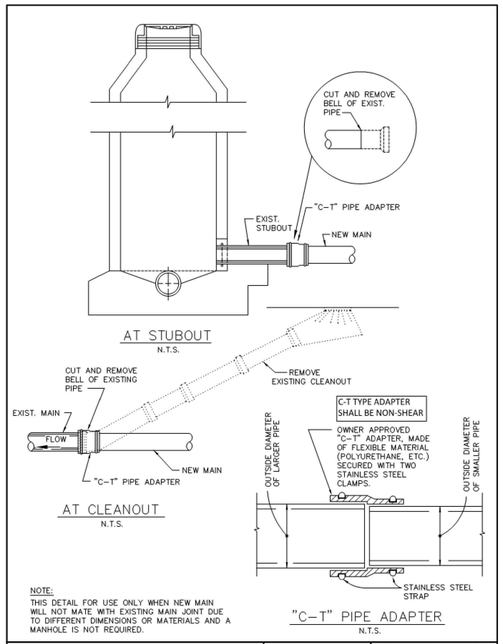
WATER SERVICE INSTALLATION 1" OR 2" LINE	CITY OF ROCKWALL	DATE AUG '19	DRAWING NO. R-4130



NOTES:

1. FOR MAINS 42" DIAMETER AND LARGER, 1/8 Bc SHALL BE TAKEN AS 6".
2. Bd = TRENCH WIDTH
3. Bc = OUTSIDE DIAMETER OF PIPE
4. D = INSIDE DIAMETER OF PIPE

STANDARD DRAWING NO. R-3060	EMBEDMENT CLASS "G-1" & "H"	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 504.5	DATE AUG. '19	STANDARD DRAWING NO. R-3060



AT STUBOUT
N.T.S.

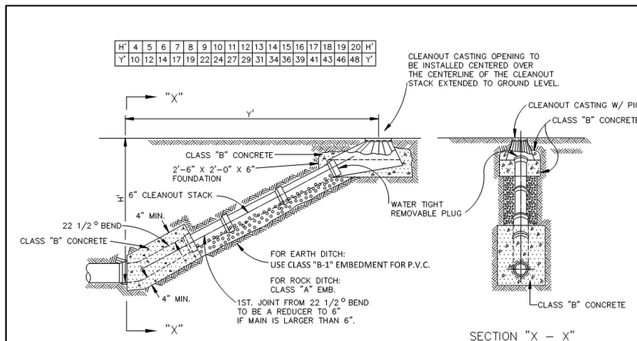
AT CLEANOUT
N.T.S.

"C-T" PIPE ADAPTER
N.T.S.

NOTE:
THIS DETAIL FOR USE ONLY WHEN NEW MAIN WILL NOT MATE WITH EXISTING MAIN JOINT DUE TO DIFFERENT DIMENSIONS OR MATERIALS AND A MANHOLE IS NOT REQUIRED.

WASTEWATER MAIN TIE-IN AT CLEANOUT OR M.H. STUBOUT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 502.10	DATE Mar. 2018	STANDARD DRAWING NO. R-5010

H'	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	H'
Y'	10	12	14	17	19	22	24	27	29	31	34	36	39	41	43	46	48	Y'



NOTES:
1. IF CLEANOUT IS PLACED IN ADVANCE OF PAVEMENT PLACE SAND AROUND CLEANOUT CASTING IN LIEU OF CLASS "B" CONCRETE.
2. IF CLEANOUT IS OUTSIDE OF PAVEMENT, CENTER CASTING IN 15"x15" CLASS "A" CONCRETE PAD "4" THICK.

PROFILE VIEW
N.T.S.

SECTION "X – X"
N.T.S.

STANDARD DRAWING NO. R-5110	WASTEWATER MAIN CLEANOUT	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 502.2	DATE Mar. 2018	STANDARD DRAWING NO. R-5110

RECORD DRAWINGS December 2024

These plans have been revised to reflect those changes, if any, that deviated from the City approved construction plans. All revisions are based on construction records furnished to LANGAN by the contractor of record, and the grade verification survey prepared by Eyncon Engineering & Surveying dated December 10, 2024. We are not aware of any other changes as LANGAN was not on-site through the construction duration.

ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

Date	Description	No.
Revisions		

McDonald's USA, LLC

STATE OF TEXAS
G. ROBERT ADAMS
86184
LICENSED PROFESSIONAL ENGINEER
4/22/24

LANGAN
Langan Engineering and Environmental Services, LLC
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE Firm REG. #F-13709

Project
McDONALD'S NEW RESTAURANT
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A, CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY TEXAS

Drawing Title
CITY DETAILS

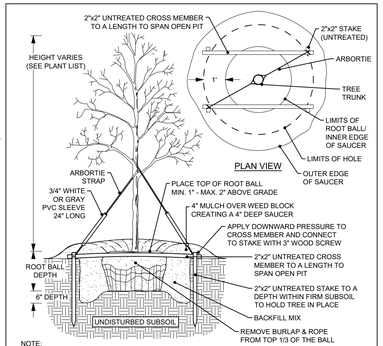
Project No.	Drawing No.
520061401	C11.4
Date: 04/22/2024	
Drawn By: MNK	
Checked By: HJM	Sheet 32 of 36

PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426 (MSN 41096) SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS Project No. 520061401 LANGAN

Date: 4/22/2024 Time: 13:32 User: mkayembe Style Table: Langan.stb Layout: Layout1 Document Code: 520061401-0601-CS501-0111

LANDSCAPE ORDINANCE COMPLIANCE CHART

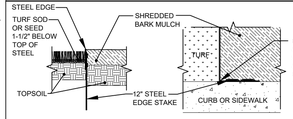
ORDINANCE SECTION		DESCRIPTION	REQUIRED/PROVIDED	COMPLIANCE
Rockwall, TX Unified Development Code Article 8: Landscape and Fence Standards	Section 5.01	Minimum of 20' wide landscape buffer along all State Highway 205	REQUIRED: 20' wide buffer PROVIDED: 20' wide buffer	COMPLIES
		All landscape buffers adjacent to a public right-of-way shall incorporate ground cover and 30" tall shrubbery along the entire length of the frontage	REQUIRED: 30" tall shrubs and groundcover along entire length of frontage PROVIDED: 30" tall shrubs and groundcover along entire length of frontage	COMPLIES
		Also a minimum of one (2) canopy tree and one (4) accent tree shall be incorporated into the landscape buffer per 100-linear feet of frontage along the State Highway 205	REQUIRED: 180 LF/ 50'= 3.6 Canopy Trees and 7.2 Accent Trees PROPOSED: 4 Canopy Trees and 8 Accent Trees	COMPLIES
	Section 5.03	Minimum of 20% of the total site must be landscaped	REQUIRED: 54,489 Sq.Ft x 0.2= 10,897.8 Sq.Ft PROPOSED: 11,489 Sq.Ft (21.1%)	COMPLIES
		Minimum 5% or 200 Sq.Ft of Landscaping (whichever is greater) in the interior parking lot area. And must have a tree within 80' of each required parking space.	REQUIRED: 8,466 Sq.Ft (Proposed parking area) x 0.05= 423.3 Sq.Ft of Landscape required PROPOSED: 1,580 Sq.Ft (18.6 %) and every parking space has a tree within 80' of it	COMPLIES
		Minimum of 50% of required landscape must be located in the front yard or side yards of the site.	REQUIRED: 10,897.8 Sq.Ft x 0.5 = 5,448.9 Sq.Ft PROPOSED: 8,453 Sq.Ft (77.5 %)	COMPLIES



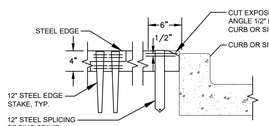
NOTE:
1. ARBORTIE SHOULD ONLY BE USED AS A REMEDIAL MEANS TO PLUMB A TREE WHEN THE PRIMARY BELOW GRADE STAKING CAN NO LONGER BE ADJUSTED EFFECTIVELY AND CONDITIONS ARE WARRANTED BY THE LANDSCAPE ARCHITECT.
2. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING

N.T.S.



FRONT VIEW — TERMINUS OPTION 'A' TOP VIEW



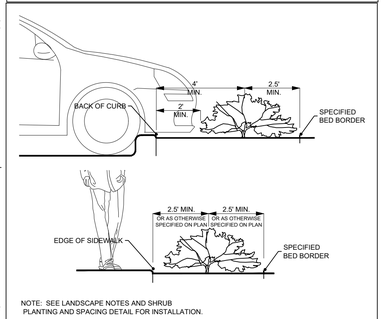
TERMINUS OPTION 'B' SIDE VIEW

NOTES:

1. INSTALL STEEL EDGING TO UTILIZE FULL SECTIONS UNLESS CONTROLLED OTHERWISE WITH PLAN SHEET DIMENSIONS.
2. CUT STEEL EDGING AT AN ANGLE TO ACHIEVE A FINISHED STEEL EDGE HEIGHT OF 1/2" BELOW THE TOP OF ADJACENT HARDSCAPE.
3. IF STAKING IS NOT AVAILABLE WITHIN 12" OF THE EDGING TERMINATION, INSTALL A SPLICING EDGING STAKE WITHIN 6" OF THE TERMINATING EDGE AS SHOWN WITH OPTION 'B'
4. WHERE POSSIBLE, EDGE TERMINATION SHALL BE INSTALLED AS SHOWN IN TERMINUS OPTION 'A'.

STEEL EDGE TERMINATION

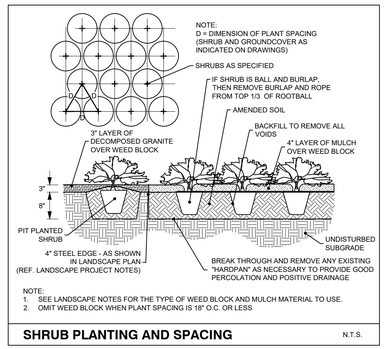
N.T.S.



NOTE: SEE LANDSCAPE NOTES AND SHRUB PLANTING AND SPACING DETAIL FOR INSTALLATION.

SHRUB DISTANCE FROM EDGE OF BED

N.T.S.



NOTE:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.
2. OMIT WEED BLOCK WHEN PLANT SPACING IS 18" O.C. OR LESS

SHRUB PLANTING AND SPACING

N.T.S.

LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9") . If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors, and said irrigation shall be designed by a qualified professional and installed by a licensed irrigator.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

The developer shall establish grass and maintain the seeded are, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the city. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the city.

206.A.4.B TREE PLACEMENT AND CLEARANCES

I. if a required canopy tree is proposed within 12 feet of a building foundation, an alternate planting location on-site may be approved by the director of planning.
II. no tree shall be planted closer than four feet to a right-of-way line, nor closer than eight feet to any public water line, wastewater line, fire protection connection, or drainage line, nor within any detention pond, unless approved by the director of engineering.
III. a landscape area in which trees are to be provided shall not overlap or otherwise infringe upon a utility easement, unless no alternative is available.
IV. no tree that has a mature height of 25 feet or greater shall be planted within ten feet of an existing or proposed overhead utility line. where canopy trees are required adjacent to or underneath overhead utility lines, ornamental trees shall be provided instead of the required canopy trees at a ratio of two ornamental trees per every one required canopy tree.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

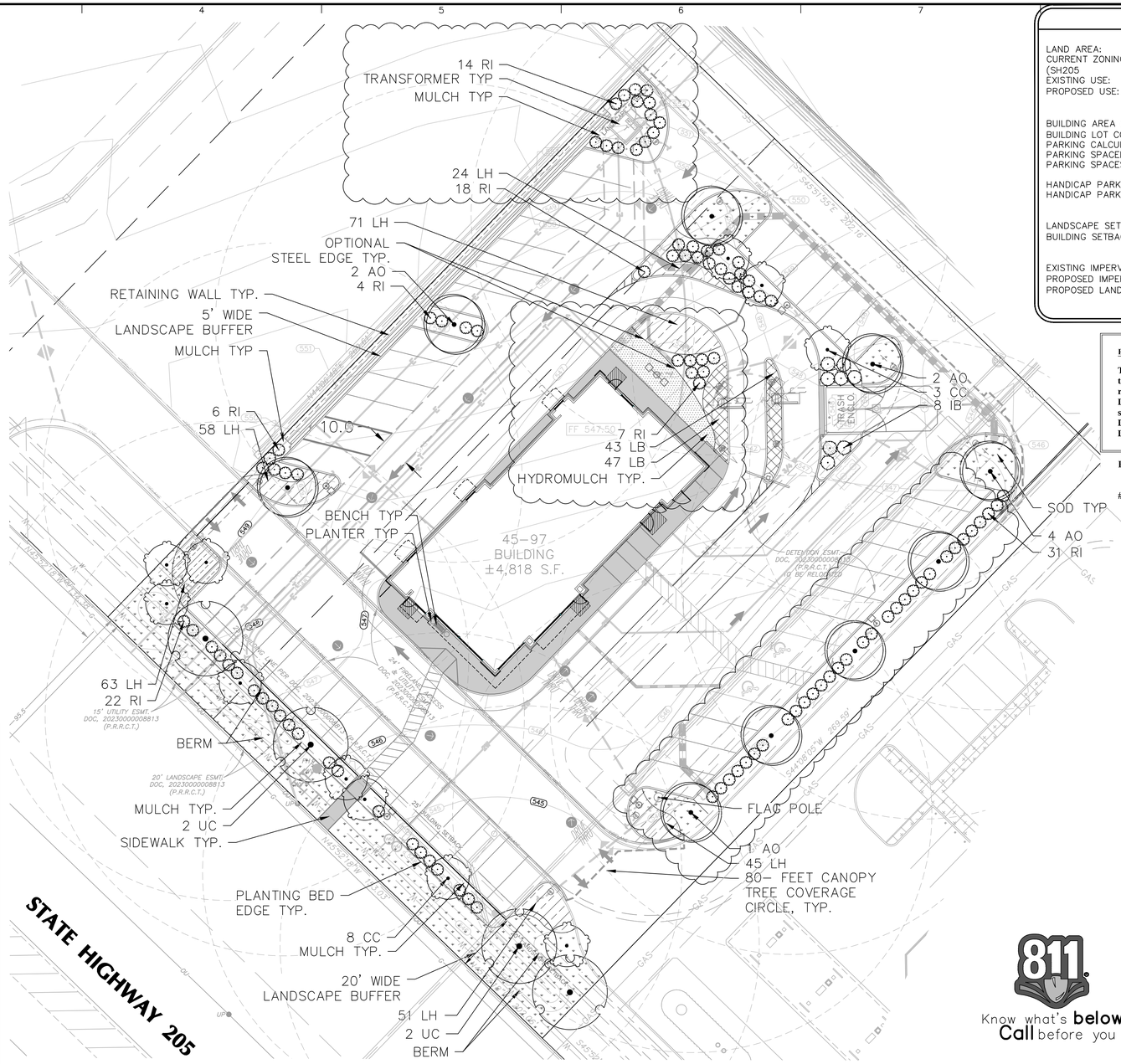
All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 3/16" min. thickness unless bed is bordered by concrete. Steel edging adjacent to river rock beds shall have a 1/4" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz, woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

IRRIGATION REQUIREMENT

Irrigation system must meet the requirements of the UDC.



PLANT SCHEDULE							
TREES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT/WIDTH	SPACING
	AO	9	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE 1	4" CAL.	B&B	14-16' H 7-8' W	
	CC	11	CERCIS CANADENSIS / TEXAS REDBUD	2" CAL.	B&B	8-10' H 4-5' W	25' O.C.
	UC	4	ULMUS CRASSIFOLIA / CEDAR ELM	4" CAL.	B&B	14-16' H 7-8' W	50' O.C.
SHRUBS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT/WIDTH	SPACING
	IB	8	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	5 GAL.	CONTAINER	2-4' H 2-4' W	4' O.C.
	RI	102	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	5 GAL.	CONTAINER	2-4' H 2-4' W	4' O.C.
GROUND COVERS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT/WIDTH	SPACING
	LB	90	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL.	CONTAINER	6-18" H 6-12" W	24" O.C.
	LH	312	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	1 GAL	CONTAINER	6-12" H 6-10" W	24" O.C.

NOTE:
1) WRAP TRUNKS OF MAPLE SPECIES FOR 1ST YEAR TO PREVENT BARK SUN SCALD AND EVENTUAL LOSS OF TREES.

N

10 0 20 30 40

SCALE: 1" = 20'

SIGNATURE BLOCK
Approved:
I hereby certify that the above and foregoing site plan for a development in the city of Rockwall, Texas, was approved by the planning & Zoning Commission of the City of Rockwall on ____ day of _____, 2023.

WITNESS OUR HANDS, this ____ day of _____, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NUMBER: SP2023-048

SITE INFORMATION

LAND AREA:	54,489 SF (1.251 AC)
CURRENT ZONING:	C-COMMERCIAL DISTRICT
(SH205	OVERLAY DISTRICT)
EXISTING USE:	VACANT LOT
PROPOSED USE:	McDONALD'S RESTAURANT W/DRIVE-THRU
BUILDING AREA (APPROXIMATE):	4,818 GFA
BUILDING LOT COVERAGE:	4,818 SF/54,489 SF = 8.84%
PARKING CALCULATIONS:	1 SPACE PER 100 SF
PARKING SPACED REQUIRED:	48
PARKING SPACES PROVIDED:	48
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
LANDSCAPE SETBACK:	20' FRONT; 5' REAR & SIDE
BUILDING SETBACK:	25' FRONT; 10' SIDES & REAR
EXISTING IMPERVIOUS AREAS:	13.9% (7,592 SF)
PROPOSED IMPERVIOUS AREAS:	65.8% (35,848 SF)
PROPOSED LANDSCAPE PERCENTAGE:	20.3% (11,0,49 SF)

RECORD DRAWINGS December 2024

These plans have been revised to reflect those changes, if any, that deviated from the City approved construction plans. All revisions are based on construction records furnished to LANGAN by the contractor of record, and the grade verification survey prepared by Eyncon Engineering & Surveying dated December 10, 2024. We are not aware of any other changes as LANGAN was not on-site through the construction duration.

ENGINEER: G. Robert Adams, P.E.

#: 86184 **DATE:** 12/13/2024

Date	Description	No.
08/09/2024	ADDED PAD-MOUNTED TRANSFORMER	2

Revisions

McDonald's USA, LLC

REGISTERED LANDSCAPE ARCHITECT WAYNE SPOONTS 3037 STATE OF TEXAS

08/09/2024

LANGAN

Langan Engineering and Environmental Services, Inc.
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com
TBPE Firm REG. #F-13709

811 Know what's **below.** **Call** before you dig.

Project
McDONALD'S NEW RESTAURANT
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 14, BLOCK A,
CREEKSIDE COMMONS
ROCKWALL
ROCKWALL COUNTY **TEXAS**

Drawing Title
LANDSCAPE PLAN

Project No.	Drawing No.
520061401	L1.0
Date: 08/09/2024	
Drawn By: DH	
Checked By: JS	Sheet 33 of 36

LANGAN
Project No. 520061401
PROJECT NAME: McDONALD'S NEW RESTAURANT L/C #42-3426 (NSN 41096)
SUBDIVISION: LOT 14, BLOCK A, CREEKSIDE COMMONS