

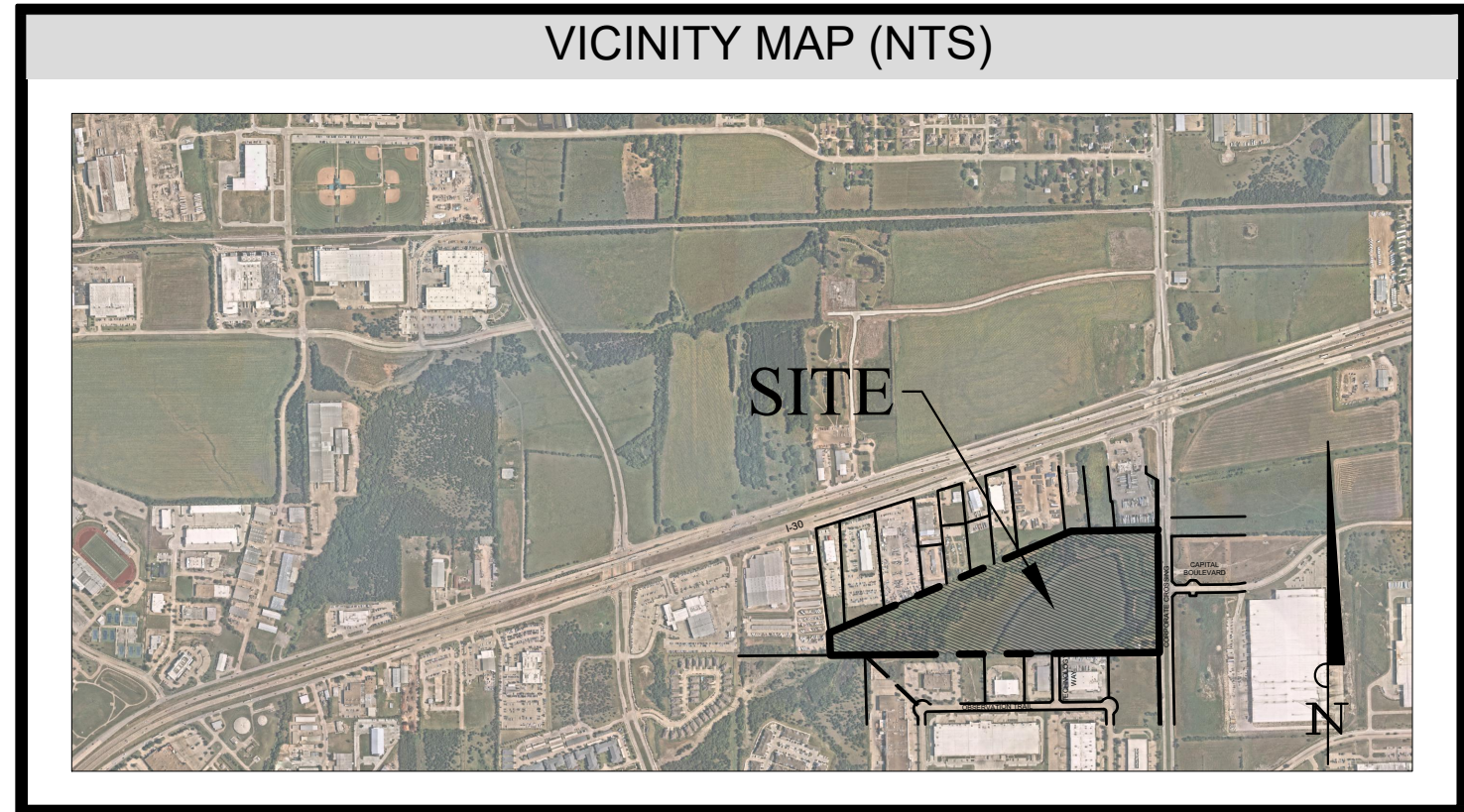
CIVIL CONSTRUCTION DOCUMENTS
PAVING, DRAINAGE & UTILITY IMPROVEMENTS

ROCKWALL INDUSTRIAL

PREPARED FOR

STREAM REALTY ACQUISITION, LLC.

1515 CORPORATE CROSSING
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS



DECEMBER 2023

OWNER

STREAM REALTY, LLC
2001 ROSS AVENUE, SUITE 400
DALLAS, TEXAS 75201
PHONE: 214-267-0400
CONTACT: GRAYSON HUGHES
EMAIL: GRAYSON.HUGHES@STREAMREALTY.COM

ARCHITECT

GSR
4121 COMMERCE STREET, SUITE 1
DALLAS, TEXAS 75226
PHONE: 214-824-7040
CONTACT: SYED AHMED
EMAIL: SAHMED@GSR-ANDRADE.COM

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: DYLAN ADAME, P.E.
EMAIL: DYLAN.ADAME@KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: BLAINE MIKULIK, PLA.
EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

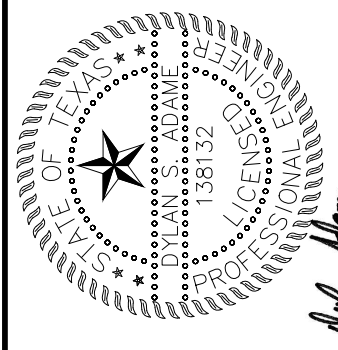
SHEET LIST INDEX		
SHEET NO.	DESCRIPTION	REVISION
C-001	COVER SHEET	
C-002	GENERAL NOTES (1 OF 3)	
C-003	GENERAL NOTES (2 OF 3)	
C-004	GENERAL NOTES (3 OF 3)	
C-101	OVERALL DIMENSION CONTROL	
C-102	DIMENSION CONTROL (1 OF 2)	
C-103	DIMENSION CONTROL (2 OF 2)	
C-104	OVERALL PAVING PLAN	
C-201	GRADING PLAN (1 OF 2)	
C-202	GRADING PLAN (2 OF 2)	
C-203	GRADING DETAIL (1 OF 1)	
C-301	PROPOSED DRAINAGE AREA MAP	
C-302	STORM PLAN (1 OF 1)	
C-303	STORM LINE A LATERALS	
C-304	STORM DETAILS	
C-305	HGL CALCS	
C-306	INLET CALCS	
C-401	WATER PLAN (1 OF 1)	
C-601	EROSION CONTROL PLAN (1 OF 2)	
C-602	EROSION CONTROL DETAILS	

* THE STANDARD CITY DETAILS REFERENCED IN THIS DRAWING SET
WERE SELECTED BY THE ENGINEER OF RECORD AS APPLICABLE TO
THIS PROJECT.

"RECORD DRAWING"
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THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR
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SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS
BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 8/26/2024 BY: DYLAN ADAME, P.E.

Kimley»Horn
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WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT 068213100	DATE MAY 2024	SCALE AS SHOWN	DESIGNED BY CAL	DRAWN BY CAL	CHECKED BY DSA
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STREAM ROCKWALL - 2
PREPARED FOR
WESTCORE BRAVO, LLC
ROCKWALL

COVER SHEET

SHEET NUMBER
C-001

CITY FILE NO. SP2023-006

- ## EROSION CONTROL & VEGETATION

- 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.

- ## UTILITY LINE LOCATES

- ## WATER LINE NOTES

- ## WASTEWATER LINE NOTES

- 

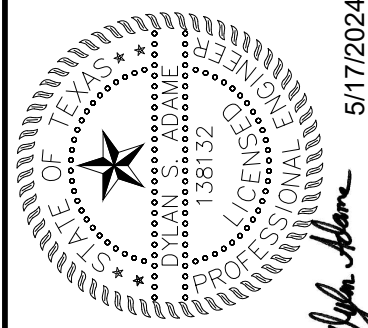
Sheet 1 of 2
October 2020

385 S. Goliad P (972) 771-7746
Rockwall, Texas 75087 F (972) 771-7748

P (972) 771-7746
F (972) 771-7748

DATE: 8/26/2024

BY: DYLAN ADAME, P.E.



5/17/2024

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	CAL	DRAWN BY	CAL	CHECKED BY	DS
068213100	MAY 2024								

STREAM ROCKWALL - 2

PREPARED FOR

WESTCODE DBA/VO LLC

ROCKWALL

GENERAL NOTES (1
OF 3)

SHEET NUMBER
C-002

CITY FILE NO. SP2023-006

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.

3. Reinforcing steel shall be tied (100%). Reinforcing steel shall be set on plastic chairs. Bar laps shall be a minimum 30 diameters. Sawed transverse dummy joints shall be spaced every 15 feet or 1.25 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.

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.

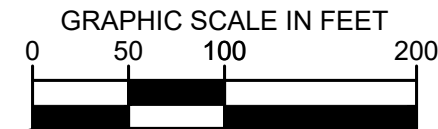
1. Final Acceptance shall occur when all the items on the Checklist for Final Acceptance have been completed and signed-off by the City. An example of the checklist for final acceptance has been included in the Appendix of the Standards of Design and Construction. Items on the checklist for final acceptance 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."

DATE: 8/26/2024 BY: DYLAN ADAME, P.E.



385 S. Goliad P (972) 771-7746
Rockwall, Texas 75087 F (972) 771-7748

DATE: 8/26/2024 BY: DYLAN ADAME, P.E.



SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
REQUESTED MAX BUILDING HEIGHT	146.0'
PROPOSED TOTAL BUILDING AREA	301,120 SF
TOTAL LAND AREA	1,887,324 SF/43.3 AC
BUILDING COVERAGE	16%
PROPOSED AUTO PARKING	308
REQUIRED AUTO PARKING	302
TRUCK PARKING	78
PROPOSED ACCESSIBLE PARKING	12
REQUIRED ACCESSIBLE PARKING	8

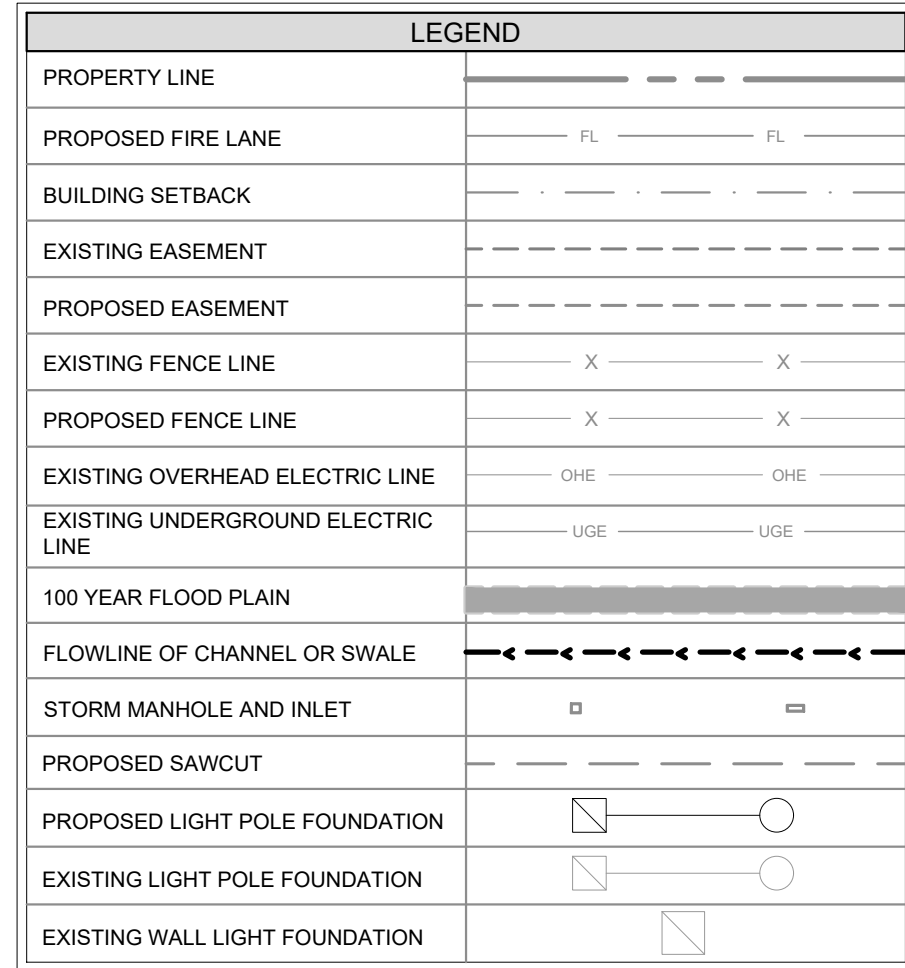


	CITY FILE NO. SP2023-006
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GRAPHIC SCALE IN FEET

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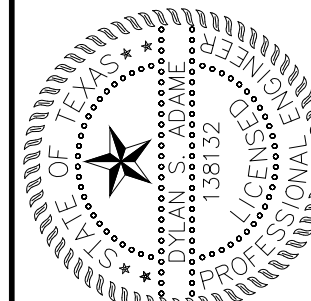


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PROPOSED ACCESSIBLE PARKING	12
REQUIRED ACCESSIBLE PARKING	8

NOTE
1. ALL DIMENSIONS ARE TO FACE OF CURB.

"RECORD DRAWING"
DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING
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DATE: 8/26/2024 BY: DYLAN ADAME, P.E.



Kimley»Horn

NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820

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STREAM ROCKWALL - 2

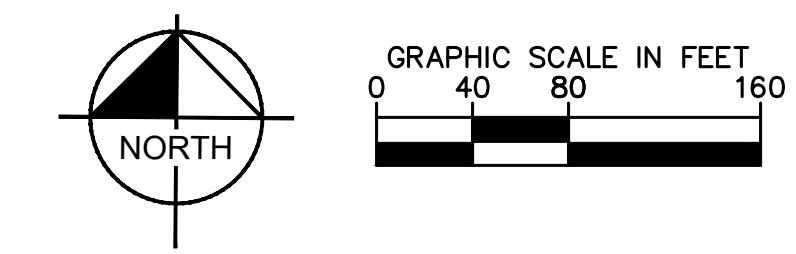
PREPARED FOR
WESTCORE BRAVO, LLC






ROCKWALL




**DIMENSION
CONTROL (1 OF 2)**

SHEET NUMBER
C-102

CITY FILE NO. SP2023-006



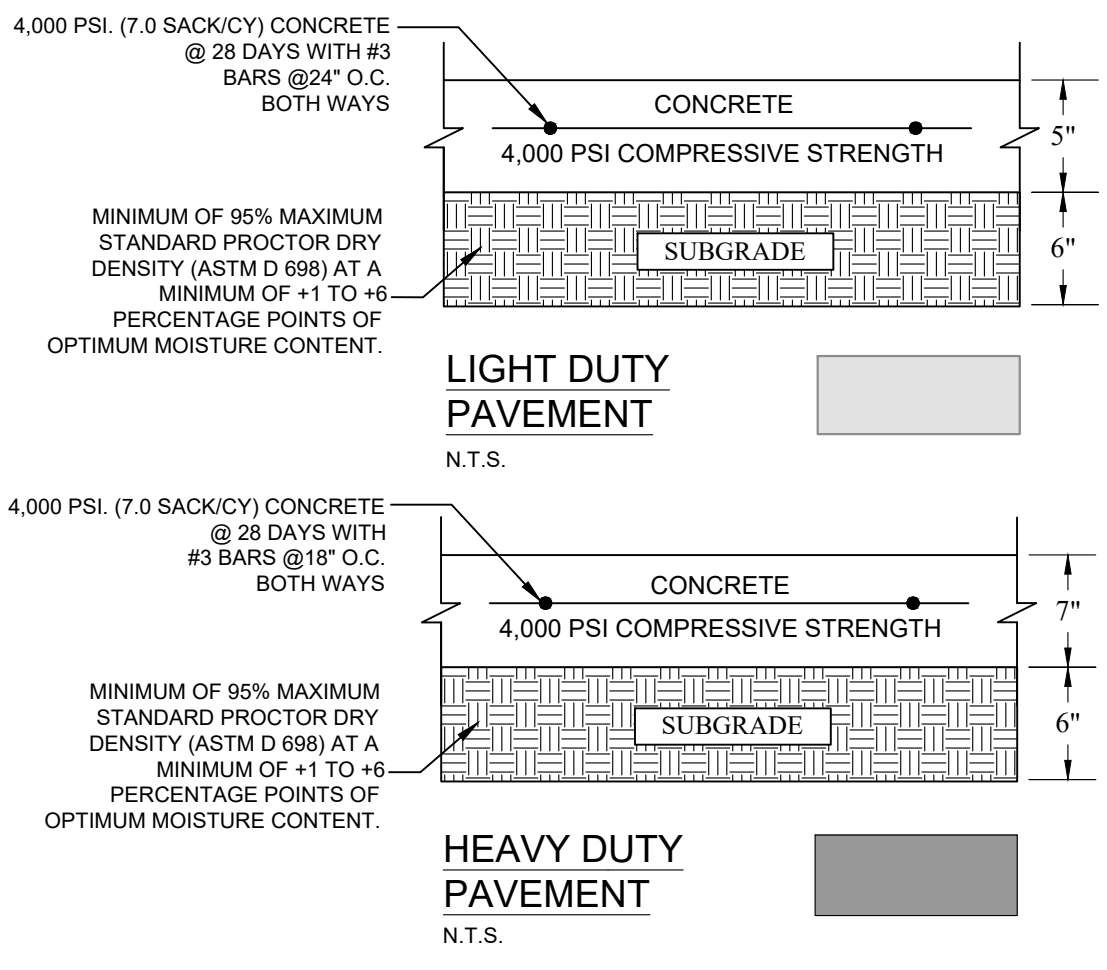
LEGEND	
PROPERTY LINE	
EXISTING FIRE LANE	
BUILDING SETBACK	
EXISTING EASEMENT	
EXISTING EASEMENT	
100 YEAR FLOOD PLANE	

LEGEND	
	EXISTING CONCRETE
	PROPOSED PRIVATE 5' LIGHT DUTY CONCRETE PAVEMENT PER THIS SHEET
	PROPOSED PRIVATE 7' HEAVY DUTY CONCRETE PAVEMENT PER THIS SHEET

NOTES	
1.	PAVEMENT SECTIONS PROVIDED ON THIS SHEET FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE RELIED UPON FOR COMPLETE ACCURACY. CONTRACTOR SHALL VERIFY ALL INFORMATION WITH GEOTECHNICAL ENGINEERING REPORT PROJECT NO. 23874 BY REED ENGINEERING GROUP, DECEMBER 21, 2020.
2.	ALL CURBS ARE 6".

"RECORD DRAWING"
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DATE: 8/26/2024 BY: DYLAN ADAME, P.E.



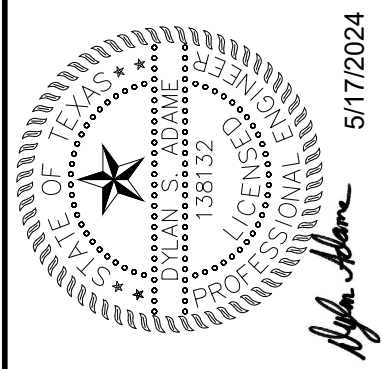
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Know what's **below**.
Call before you dig.

[illegible]

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WWW.KIMLEY-HORN.COM TX F.928
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KHA PROJECT 068213100	DATE MAY 2024	SCALE AS SHOWN	DESIGNED BY CAL	DRAWN BY CAL	CHECKED BY DSA
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STREAM ROCKWALL - 2
PREPARED FOR
WESTCORE BRAVO, LLC
ROCKWALL
TEXT

OVERALL PAVING PLAN

SHEET NUMBER
C-104

CITY FILE NO. SP2023-006

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Design#C0247648

KINNEY-HORN AND ASSOCIATES, INC.
K-Box, 20905850 8150 - Alhambra, CA 91801
Tel: 626-286-8888 Fax: 626-286-8889
www.kinney-horn.com

SHEET NO. 1554

DATE: 10/20/10

DRAWN BY: JLM

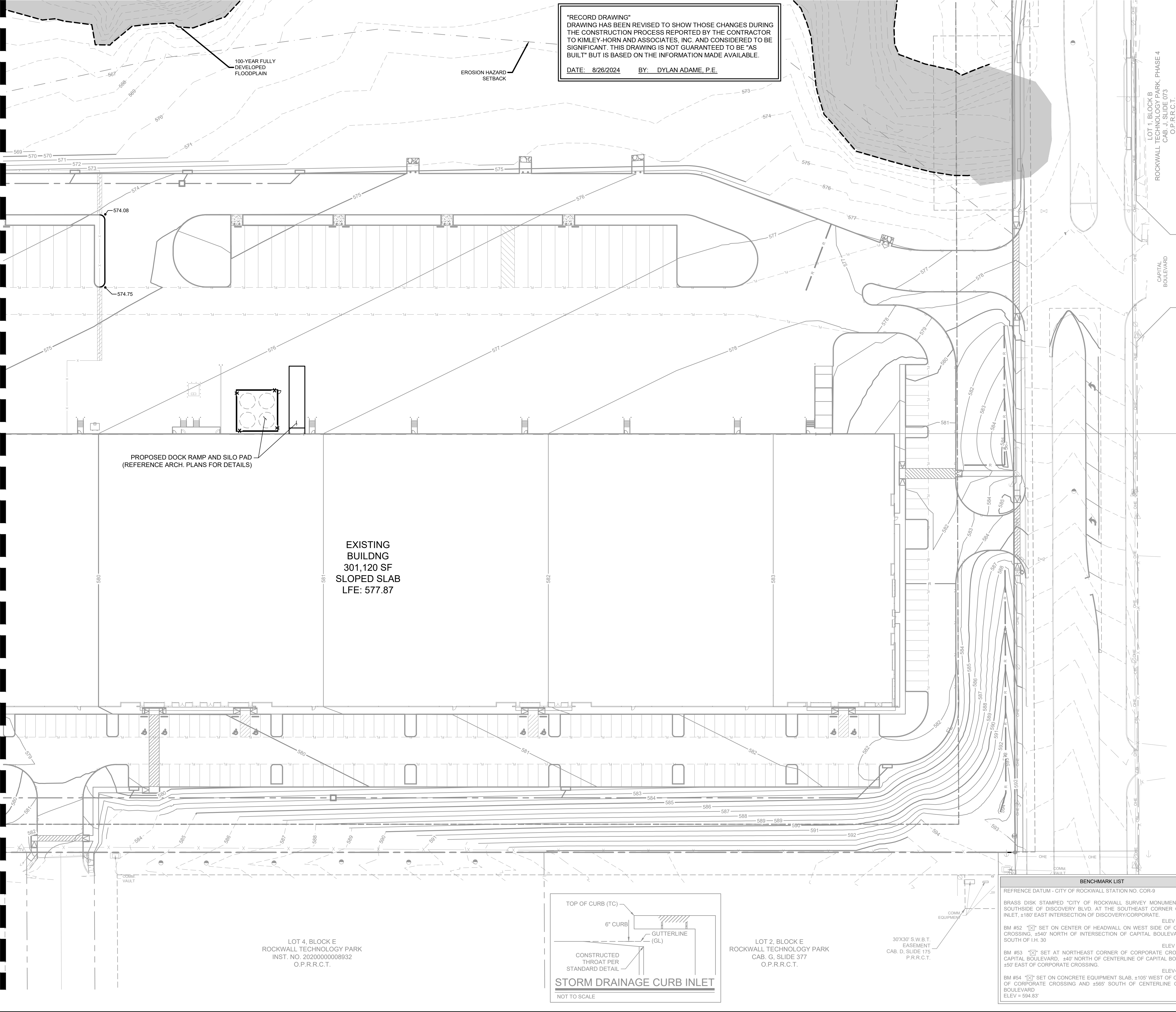
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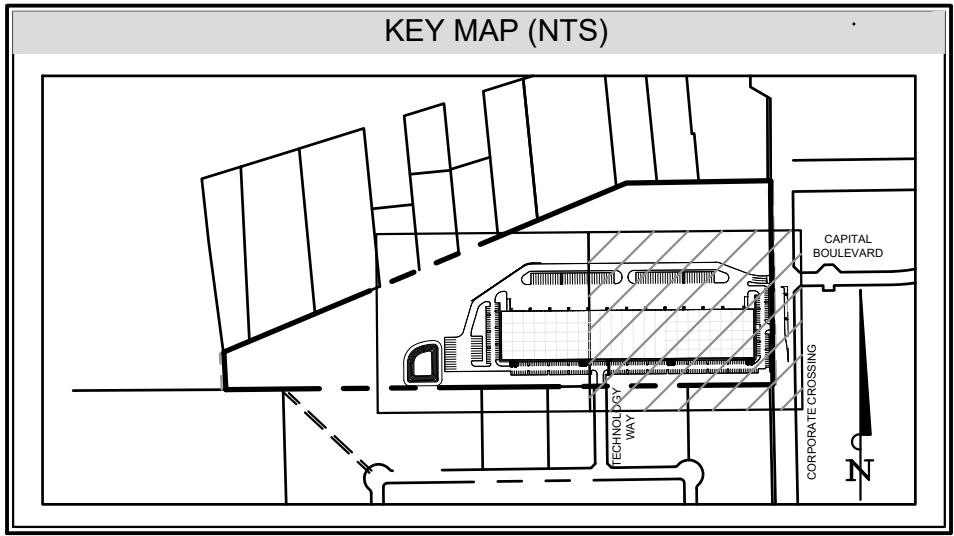
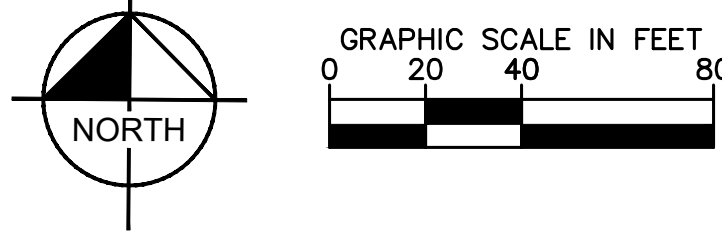
TITLE: 1554

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PLOTED BY
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MATCHLINE: SEE SHEET C-202



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DATE: 8/26/2024 BY: DYLAN ADAME, P.E.



LEGEND	
PROPERTY LINE	---
PROPOSED CONTOUR	---
EXISTING CONTOUR	---
PROPOSED RIDGE LINE	---
PROPOSED STORM DRAIN PIPE	---
SWALE	<---
TOP OF PAVEMENT ELEVATION	• 540
TOP OF CURB ELEVATION	• 540, TC
PAVEMENT ELEVATION AT GUTTER LINE OF INLET	• 540, GL INLET
MATCH TO EXISTING ELEVATION	• 540, ME
ELEVATION AT TOP OF GRATE	• 540, TG
ELEVATION AT FINISHED GROUND	• 540, FG
ELEVATION AT FINISHED FLOOR	• 540, FF
ELEVATION AT FLOW LINE	• 540, FL
FLOW DIRECTION OF ROOF	←

- NOTES
- ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, CITY OF ROCKWALL STANDARD SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDUMS, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
 - ALL GRADING SPOTS SHOWN REFERENCE TOP OF PAVEMENT UNLESS OTHERWISE NOTED. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER SLOPE LABELS AT ALL TIMES.
 - THE MINIMUM SLOPE OF ALL GRASSED AREAS SHALL BE 1%. MAXIMUM SLOPE OF ALL GRASSED OR OTHERWISE VEGETATED AREAS SHALL BE 25%. ALL SITE DISTURBED AREAS SHALL BE STABILIZED PER THE EROSION CONTROL PLAN, THE CITY STANDARDS, AND THE SWPPP.
 - ALL SIDEWALKS SHALL HAVE A MAX. OF 2% CROSS SLOPE.
 - CONTRACTOR TO VERIFY T.A.S. COMPLIANCE. FOR ANY QUESTIONS CONTACT OWNER/ARCHITECT IMMEDIATELY.
 - CONTRACTOR TO VERIFY ENGINEERING PLANS MATCH ARCHITECTURAL PLANS BEFORE CONSTRUCTION STAKING.
 - GRADES IN ACCESSIBILITY ROUTING, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO T.A.S. STANDARDS. NOT TO EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE.
 - PRIOR TO BEGINNING CONSTRUCTION, OWNER/CONTRACTOR TO HAVE ALL CONSTRUCTION DOCUMENTS REVIEWED AND APPROVED BY T.A.S. CONSULTANT.
 - FOLLOWING CONSTRUCTION, OWNER/CONTRACTOR TO HAVE ALL CONSTRUCTION REVIEWED AND APPROVED BY T.A.S. COMPLIANCE CONSULTANT.
 - SEE STORM CURB INLET SECTION GUTTERLINE PER THIS SHEET FOR RELATIONSHIP OF NORMAL GUTTERLINE (PER PLAN) TO THROAT ELEVATION (PER DETAIL).
 - ALL TREES, STUMPS, BRUSH, GRASSES AND SURFACE ORGANICS ARE TO BE REMOVED AND PROPERLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN. TREE REMOVAL PERMITS (IF APPLICABLE) SHALL BE OBTAINED BY THE OWNER OR THE CONTRACTOR PRIOR TO COMMENCEMENT OF GRADING.
 - THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PER THE PLANS AND MAINTAIN STREETS FREE OF MUD, DIRT AND DEBRIS FOR THE DURATION OF THE CONSTRUCTION ACTIVITIES. SEE EROSION CONTROL SHEET C-603 FOR SPECIFIC DETAILS AND REQUIREMENTS.
 - ALL SITE DISTURBED AREAS SHALL BE STABILIZED PER THE EROSION CONTROL PLAN, THE CITY STANDARDS, AND THE SWPPP.
 - ALL WALLS TO BE ROCK OR STONE. ALL WALLS 3' OR TALLER TO BE ENGINEERED. NO WALL IN EASEMENTS.

BENCHMARK LIST	
REFERENCE DATUM - CITY OF ROCKWALL STATION NO. COR-9	
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHWEST CORNER OF DISCOVERY BLVD. AT THE SOUTHEAST CORNER OF A CURB INLET, ±180' EAST INTERSECTION OF DISCOVERY/CORPORATE	
BM #52 "12"	SET ON CENTER OF HEADWALL ON WEST SIDE OF CORPORATE CROSSING, ±540' NORTH OF INTERSECTION OF CAPITAL BOULEVARD & ±202' SOUTH OF I.H. 30
BM #53 "12"	SET AT NORTHEAST CORNER OF CORPORATE CROSSING AND CAPITAL BOULEVARD, ±40' NORTH OF CENTERLINE OF CAPITAL BOULEVARD & ±50' EAST OF CORPORATE CROSSING
BM #54 "12"	SET ON CONCRETE EQUIPMENT SLAB, ±105' WEST OF CENTERLINE OF CORPORATE CROSSING AND ±565' SOUTH OF CENTERLINE OF CAPITAL BOULEVARD
ELEV = 595.63'	
ELEV = 578.31'	
ELEV = 578.03'	
ELEV = 594.83'	

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

Kimley»Horn

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GRADING PLAN
(1 OF 2)

STREAM ROCKWALL - 2
PREPARED FOR
WESTCORE BRAVO, LLC

TEXAS

REVISIONS

No.	REVISIONS	DATE

CITY FILE NO. SP2023-006

C-201

SHEET NUMBER

McKinney Trash Rack Detail71db5d12 : DSA :
xTlb : xBdy : xSite : xStrm : xKeymap : xSurfEG : zSections
8/23/2024 9:50 AM
LEWIS, CHRIS 8/23/2024 10:41 AM
K:\aia_civil\68213100 - stream rockwall\4_Design\CAD\plansheets
C:\p3d\dwg

Diagram illustrating the construction of a Storm Drainage Curb Inlet. The diagram shows a cross-section of the curb and gutter area. Key components labeled include:

- TOP OF CURB (TC)
- 6" CURB
- GUTTERLINE (GL)
- CONSTRUCTED THROAT PER STANDARD DETAIL

STORM DRAINAGE CURB INLET

NOT TO SCALE

LOT 2
DBK ADDITION
CAB. D, SLIDE 241
O.P.R.R.C.T.

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DATE: 8/26/2024 BY: DYLAN ADAME, P.E.

EROSION HAZARD

— SEE DETAIL A
SHEET C-203

EXISTING
BUILDNG
301,120 SF
SLOPED SLAB
LFE: 577.87

END SL
SLA
FFE: 5

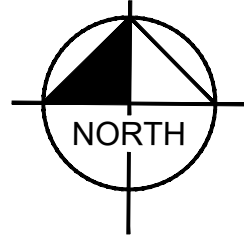
TOP OF POND = 565.5
WSEL = 563.4

LOT 4, BLOCK C
ROCKWALL
TECHNOLOGY PARK
CAB. E, SLIDE 329
P.R.R.C.T.

LOT 3R, BLOCK C
ROCKWALL
TECHNOLOGY PARK
CAB. E, SLIDE 329
P.R.R.C.T.

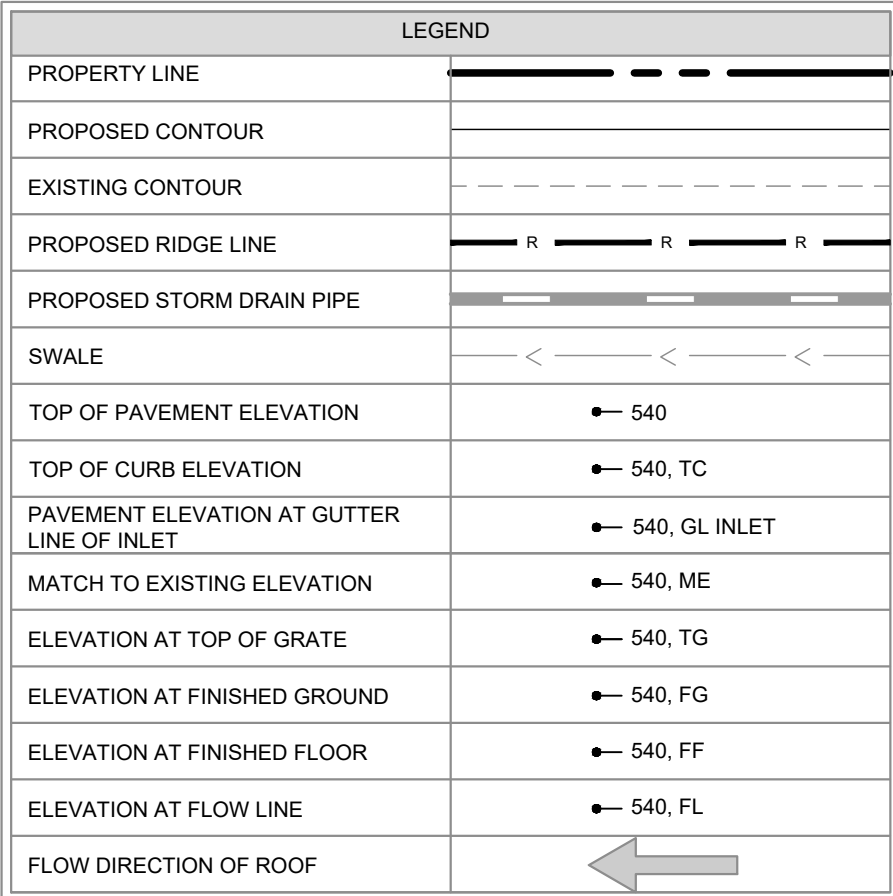
LOT 2, BLOCK C
ROCKWALL TECHNOLOGY PARK
CAB. E, SLIDE 329
P.R.R.C.T.

LOT 1, BLOCK C
NOLAN POWER BUILDING
CAB. H, SLIDE 259
P.R.R.C.T.

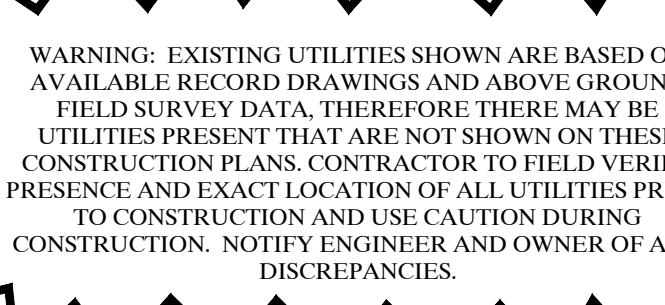


GRAPHIC SCALE IN FEET

0 20 40 80




- NOTES**
1. ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, CITY OF ROCKWALL STANDARD SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDUMS, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
 2. ALL GRADING SPOTS SHOWN REFERENCE TOP OF PAVEMENT UNLESS OTHERWISE NOTED. OTHER ELEVATIONS SHALL TAKE PRECEDENCE OVER SLOPE LABELS AT ALL TIMES.
 3. THE MINIMUM SLOPE OF ALL GRASSED AREAS SHALL BE 1%. MAXIMUM SLOPE OF ALL GRASSED OR OTHERWISE VEGETATED AREAS SHALL BE 25%. ALL SITE DISTURBED AREAS SHALL BE STABILIZED PER THE EROSION CONTROL PLAN, THE CITY STANDARDS, AND THE SWPPP.
 4. ALL SIDEWALKS SHALL HAVE A MAX. OF 2% CROSS SLOPE.
 5. CONTRACTOR TO VERIFY T.A.S. COMPLIANCE. FOR ANY QUESTIONS CONTACT OWNER/ARCHITECT IMMEDIATELY.
 6. CONTRACTOR TO VERIFY ENGINEERING PLANS MATCH ARCHITECTURAL PLANS BEFORE CONSTRUCTION STAKING.
 7. GRADES IN ACCESSIBILITY ROUTING, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO T.A.S. STANDARDS. NOT TO EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE.
 8. PRIOR TO BEGINNING CONSTRUCTION, OWNER/CONTRACTOR TO HAVE ALL CONSTRUCTION DOCUMENTS REVIEWED AND APPROVED BY T.A.S. CONSULTANT.
 9. FOLLOWING CONSTRUCTION, OWNER/CONTRACTOR TO HAVE ALL CONSTRUCTION REVIEWED AND APPROVED BY T.A.S. COMPLIANCE CONSULTANT.
 10. SEE STORM CURB INLET SECTION GUTTERLINE PER THIS SHEET FOR RELATIONSHIP OF NORMAL GUTTERLINE (PER PLAN) TO THROAT ELEVATION (PER DETAIL).
 11. ALL TREES, STUMPS, BRUSH, GRASSES AND SURFACE ORGANICS ARE TO BE REMOVED AND PROPERLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN. TREE REMOVAL PERMITS (IF APPLICABLE) SHALL BE OBTAINED BY THE OWNER OR THE CONTRACTOR PRIOR TO COMMENCEMENT OF GRADING.
 12. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PER THE PLANS AND MAINTAIN STREETS FREE OF MUD, DIRT AND DEBRIS FOR THE DURATION OF THE CONSTRUCTION ACTIVITIES. SEE EROSION CONTROL SHEET C-603 FOR SPECIFIC DETAILS AND REQUIREMENTS.
 13. ALL SITE DISTURBED AREAS SHALL BE STABILIZED PER THE EROSION CONTROL PLAN, THE CITY STANDARDS, AND THE SWPPP.
 14. ALL WALLS TO BE ROCK OR STONE. ALL WALLS 3' OR TALLER TO BE ENGINEERED. NO WALL IN EASEMENTS.



WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE, THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

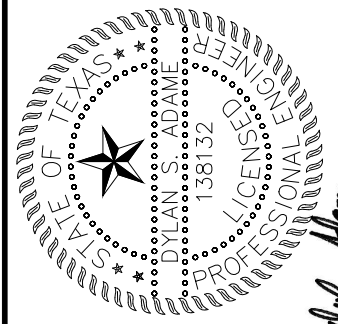
811 Know what's below.
Call before you dig.

	CITY REVISION #1	11/01/2023
No.	REVISIONS	DATE

Kimley»»Horn

NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820

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5/17/2024

KHA PROJECT 068213100	DATE MAY 2024
SCALE AS SHOWN	DESIGNED BY CAL
	DRAWN BY CAL
	CHECKED BY DSA

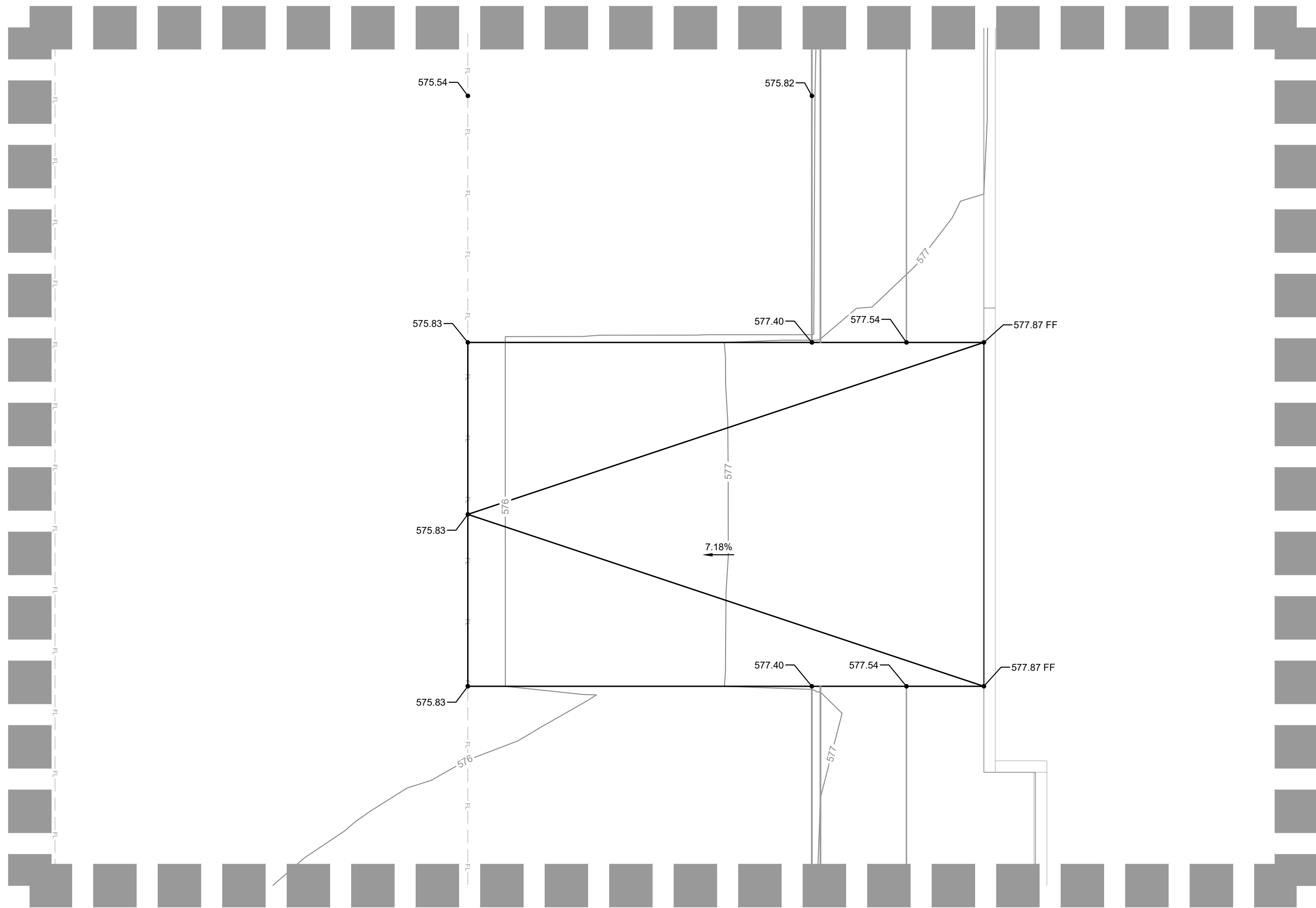
STREAM ROCKWALL - 2
PREPARED FOR
WESTCORE BRAVO, LLC

ROCKWALL

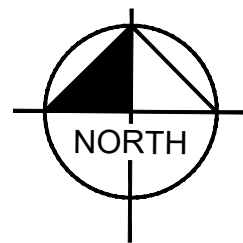
GRADING PLAN (2 OF 2)

SHEET NUMBER
C-202

CITY FILE NO. SP2023-006




DETAIL A
SCALE 1" = 5'



"RECORD DRAWING"
DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 8/26/2024 BY: DYLAN ADAME, P.E.



Know what's below.
Call before you dig.

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LEGEND	
PROPERTY LINE	---
PROPOSED CONTOUR	---
EXISTING CONTOUR	---
PROPOSED RIDGE LINE	--- R --- R --- R ---
PROPOSED STORM DRAIN PIPE	---
SWALE	< < <
TOP OF PAVEMENT ELEVATION	• 540
TOP OF CURB ELEVATION	• 540, TC
PAVEMENT ELEVATION AT GUTTER LINE OF INLET	• 540, GL INLET
MATCH TO EXISTING ELEVATION	• 540, ME
ELEVATION AT TOP OF GRATE	• 540, TG
ELEVATION AT FINISHED GROUND	• 540, FG
ELEVATION AT FINISHED FLOOR	• 540, FF
ELEVATION AT FLOW LINE	• 540, FL
FLOW DIRECTION OF ROOF	←

- NOTES
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STREAM ROCKWALL - 2
PREPARED FOR
WESTCORE BRAVO, LLC

GRADING DETAILS
(1 OF 1)

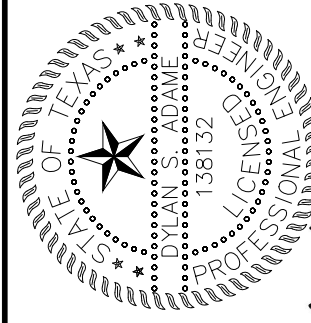
068213100
MAY 2024
AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

TEXAS
DSA

SHEET NUMBER
C-203



13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-299-3820
WWW.KIMLEY-HORN.COM TX F-928
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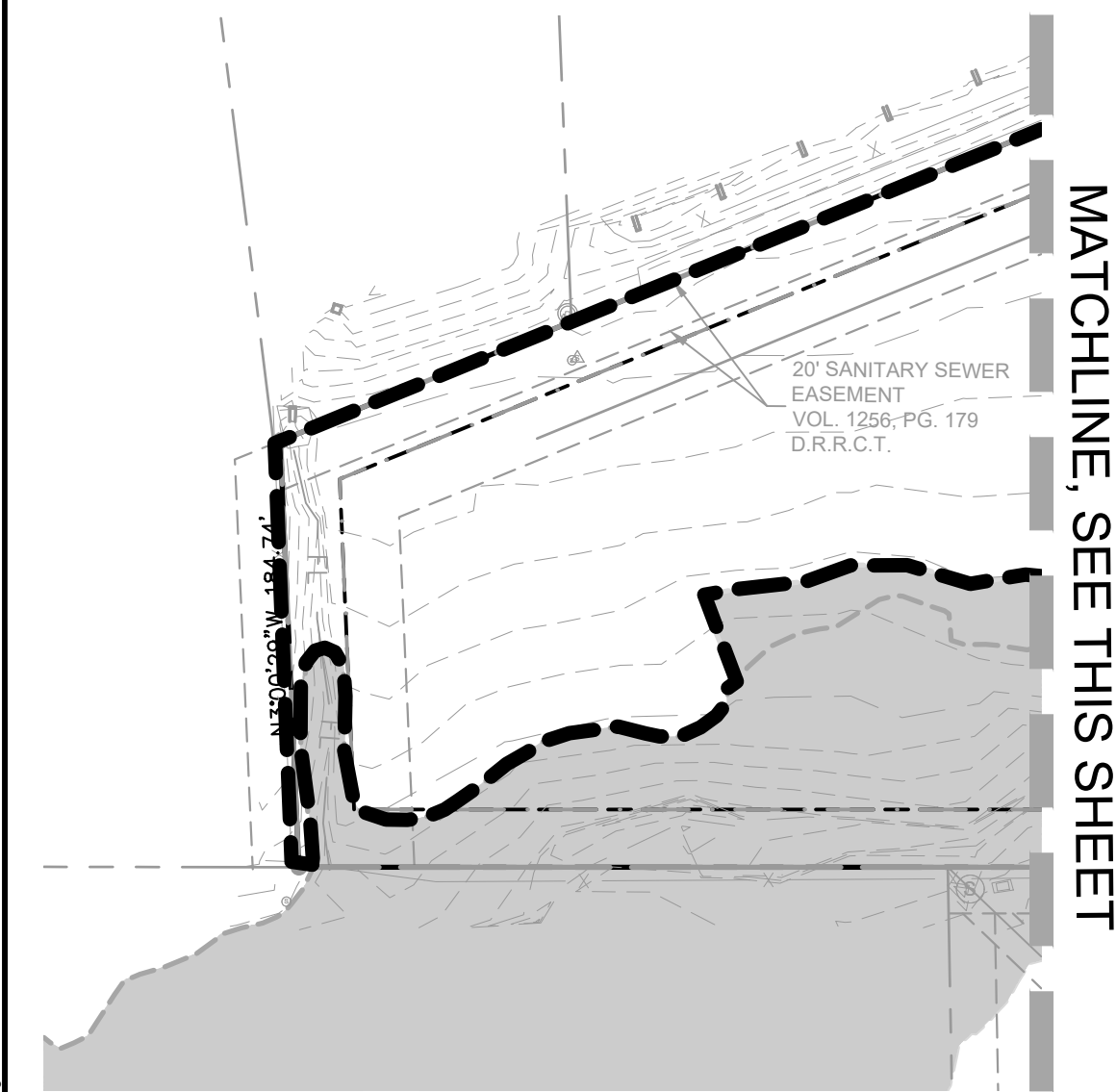


5/17/2024
DSA

REVISIONS

No.	REVISIONS	DATE

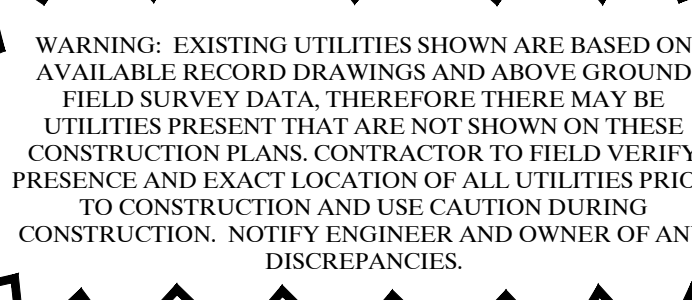
CITY FILE NO. SP2023-006




NOTES	
1. REFERENCE STREAM ROCKWALL DRAINAGE STUDY BY KIMLEY-HORN DATED 9/15/2021.	

"RECORD DRAWING" DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.	
DATE: 8/26/2024	BY: DYLAN ADAME, P.E.


"RECORD DRAWING"
DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING
THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR
TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE
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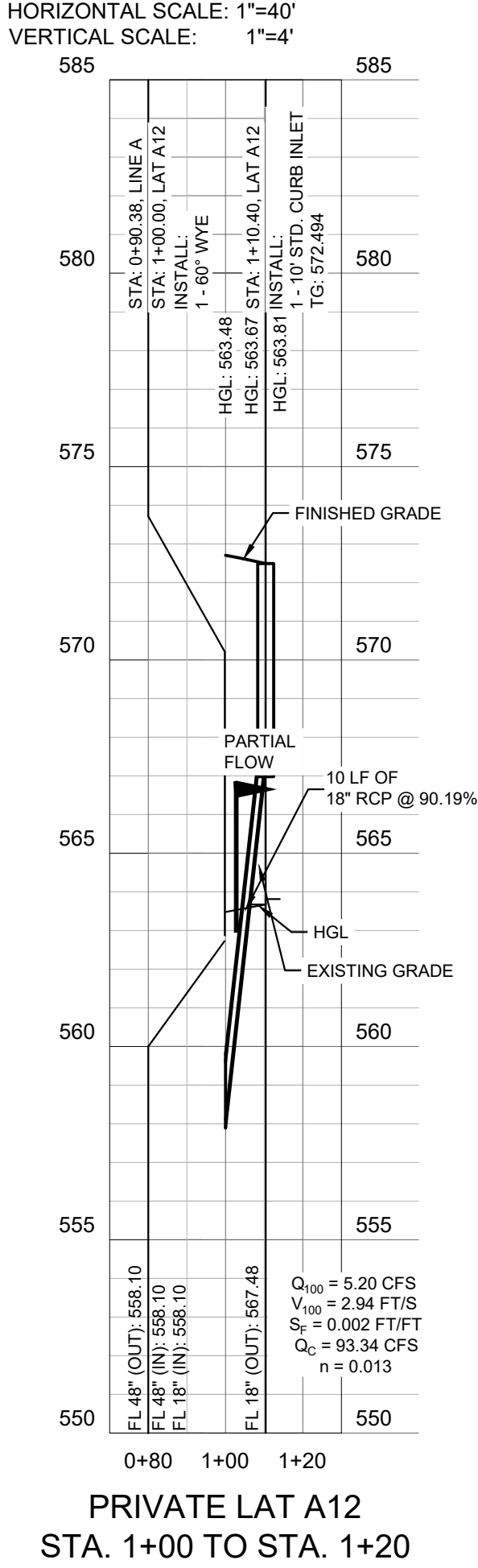
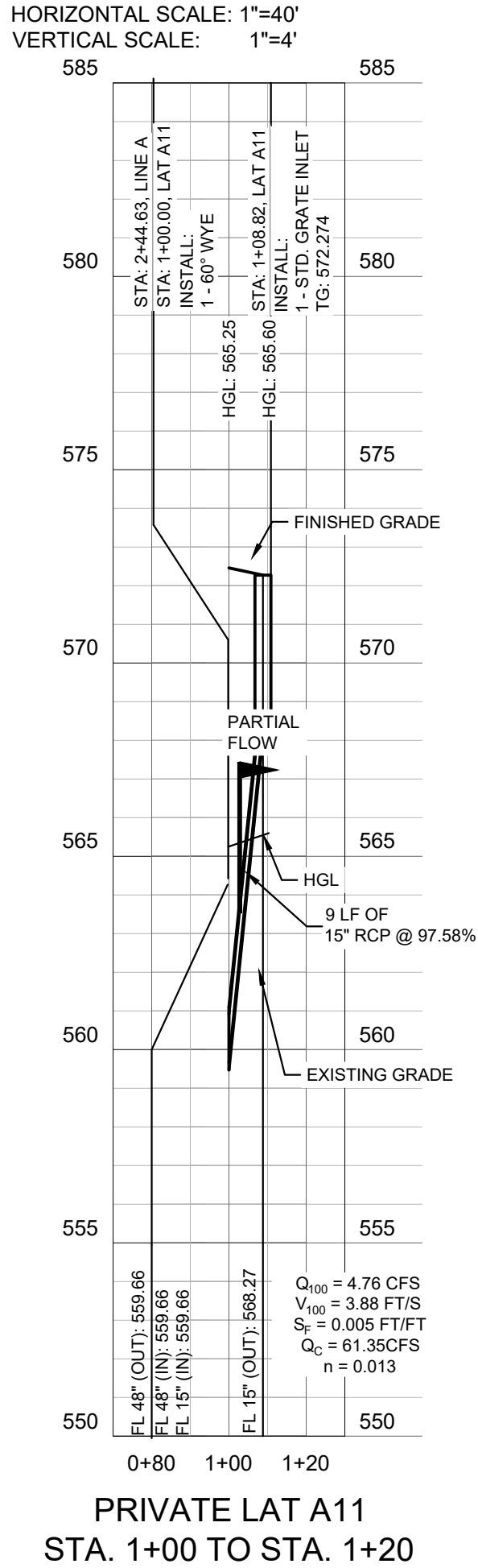


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811. Know what's below.
Call before you dig.

SHEET NUMBER	C-301	
PROPOSED DRAINAGE AREA MAP	STREAM ROCKWALL - 2 PREPARED FOR WESTCORE BRAVO, LLC	
KHA PROJECT 068213100	DATE MAY 2024	
SCALE AS SHOWN	DRAWN BY CAL	
DESIGNED BY CAL	CHECKED BY DSA	
ROCKWALL TEXAS	TEXAS	
Kimley»Horn 13455 NOEL ROAD, TWO GALLERY OFFICE TOWER, SUITE 700, DALLAS, TX 75240 PHONE: 972-701-1800 FAX: 972-289-3820 WWW.KIMLEY-HORN.COM TX-T-428 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.		
		
No.	REVISIONS	DATE

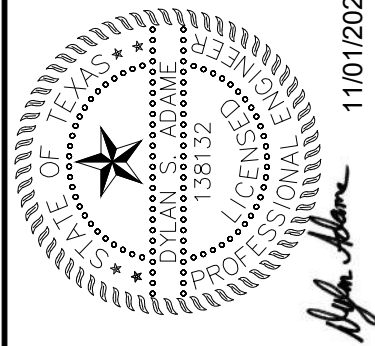


"RECORD DRAWING"
 DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 8/26/2024 BY: DYLAN ADAME, P.E.

STORM LINE A
 LATERALS

STREAM ROCKWALL - 2
 PREPARED FOR
 STREAM REALTY ACQUISITION, LLC.
 ROCKWALL



KHA PROJECT	068213100
DATE	NOVEMBER 2023
SCALE	AS SHOWN
DESIGNED BY	DSA
DRAWN BY	CAL
CHECKED BY	DFG

Kimley»Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-8820
 WWW.KIMLEY-HORN.COM TX F-928
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No. REVISIONS

DATE: 8/26/2024 BY: DYLAN ADAMS, P.E.
XREFS: 8/26/2024 8:50:03 AM
PLOTTED BY: 8/26/2024 8:50:03 AM
DWG NAME: C:\Projects\2023\Stream Rockwall - Design\CAD\Parish.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client to which it was prepared. Release of and/or reuse of any part of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SYSTEM ID	CONDUIT PROPERTIES																INCREMENTAL DRAINAGE AREA					UPSTREAM Tc	DESIGN STORM FREQ	INTENSITY	RUNOFF F Q	CONDUIT CAPACITY Qc	PARTIAL FLOW	VELOCITY V	TIME IN CONDUIT	FRICTION SLOPE Sf	FRICTION HEADLOSS	HGL		HEADLOSS CALCULATIONS				DESIGN HGL	TOP OF CURB ELEV.	HGL DEPTH BELOW T/C	REMARKS	
	COLLECTION POINT STATION		LENGTH	# OF BARRELS	PIPE SIZE (INCHES)	BOX		TYPE	AREA (SQ FT)	WETTED PERIMETER	HYDRAULIC RADIUS	MANNING'S n	FLOWLINE ELEVATION UPSTREAM	FLOWLINE ELEVATION DOWNSTREAM	SLOPE (FT/FT)	INLET ID	AREA (ACRES)	RUNOFF COEFFICIENT C	INCREMENTAL CA	ACCUMULATED CA																						
	U/S	D/S				(FT)	(IN)														(FT)											(FT)	(17)	(18)	(19)	(20)	(21)					(22)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)	(35)	(36)	(37)	(38)	(39)	(40)	(41)	(42)	
LINE A-1	0+00.88	0+90.38											557.21	558.08	0.0097					10.12	13.57													OUTFALL	1.00	0.76	563.48	570.50	7.02			
	0+90.38	2+52.39	89.50	1	48	N/A	4	RCP	12.57	12.57	1.000	0.013	558.08	559.65	0.0097	A-12	0.42	0.9	0.38	9.74	13.35	100.00	8.66	87.63	141.47	FULL FLOW	6.97	0.21	0.004	0.76	564.96	564.20	0.71	0.76	90° JUNCTION BOX	0.55	0.39	565.35	572.75	7.40		
	2+52.39	2+67.38	162.01	1	48	N/A	4	RCP	12.57	12.57	1.000	0.013	559.65	559.80	0.0097	A-11	0.54	0.9	0.49	9.25	12.96	100.00	8.74	85.15	141.47	FULL FLOW	6.78	0.40	0.003	0.71	565.97	565.25	0.65	0.71	60° WYE	0.35	0.48	566.45	573.56	7.11		
	2+67.38	3+85.12	14.99	1	48	N/A	4	RCP	12.57	12.57	1.000	0.013	559.80	560.94	0.0097		0	0.9	0.00	9.25	12.92	100.00	8.75	81.56	141.47	FULL FLOW	6.49	0.04	0.003	0.65	566.26	565.60	0.65	0.65	55° JUNCTION BOX	0.46	0.30	566.56	573.04	6.48		
	3+85.12	5+80.41	117.74	1	48	N/A	4	RCP	12.57	12.57	1.000	0.013	560.94	562.83	0.0097	A-10	0.47	0.9	0.42	9.25	12.61	100.00	8.82	81.56	141.47	FULL FLOW	6.49	0.30	0.003	0.65	567.07	566.42	0.61	0.65	60° WYE	0.35	0.44	567.51	573.89	6.38		
	5+80.41	5+89.41	195.29	1	48	N/A	4	RCP	12.57	12.57	1.000	0.013	563.33	563.42	0.0097	A-9	1.22	0.9	1.10	8.83	12.61	100.00	8.82	78.82	141.47	FULL FLOW	6.27	0.52	0.003	0.61	567.07	566.42	0.61	0.65	60° WYE	0.35	0.44	567.51	573.89	6.38		
	5+89.41	6+76.34	9.00	1	48	N/A	4	RCP	12.57	12.57	1.000	0.013	563.33	563.42	0.0097	A-9	1.22	0.9	1.10	8.83	12.61	100.00	8.82	78.82	141.47	FULL FLOW	6.27	0.52	0.003	0.61	567.07	566.42	0.61	0.65	60° WYE	0.35	0.44	567.51	573.89	6.38		
	6+76.34	7+12.34	86.93	1	48	N/A	4	RCP	12.57	12.57	1.000	0.013	563.92	564.76	0.0097	A-8	0.98	0.9	0.88	6.85	12.07	100.00	8.93	66.07	141.47	FULL FLOW	5.50	0.03	0.002	0.47	568.06	567.45	0.47	0.61	60° WYE	0.35	0.45	568.51	572.28	3.77		
	7+12.34	7+66.08	36.00	1	36	N/A	3	RCP	7.07	9.42	0.750	0.013	564.76	565.11	0.0097	A-7	1.08	0.9	0.97	5.88	11.93	100.00	8.96	61.39	141.47	PARTIAL	4.89	0.13	0.002	0.37	568.28	567.81	0.37	0.47	60° WYE	0.35	0.34	568.62	572.14	3.52		
	7+66.08	8+67.07	53.74	1	36	N/A	3	RCP	7.07	9.42	0.750	0.013	565.11	565.63	0.0097		0	0.9	0.00	5.88	11.85	100.00	8.98	52.94	65.69	FULL FLOW	7.49	0.08	0.006	0.87	568.44	568.07	0.87	0.37	60° WYE	0.35	0.10	568.54	571.92	3.38		
	8+67.07	9+66.08	99.99	1	36	N/A	3	RCP	7.07	9.42	0.750	0.013	566.14	567.11	0.0097	A-6	1.11	0.9	1.00	4.88	11.74	100.00	9.01	44.24	65.69	FULL FLOW	6.26	0.27	0.004	0.61	570.45	569.58	0.61	0.87	60° WYE	0.35	0.66	571.11	572.10	0.99		
	9+66.08	10+66.08	100.01	1	36	N/A	3	RCP	7.07	9.42	0.750	0.013	567.11	568.08	0.0097	A-5	1.08	0.9	0.97	3.91	11.47	100.00	9.07	35.73	65.69	FULL FLOW	5.06	0.33	0.003	0.40	571.09	570.49	0.40	0.61	60° WYE	0.35	0.47	571.56	572.61	1.05		
	10+66.08	11+66.08	100.00	1	30	N/A	2.5	RCP	4.91	7.85	0.625	0.013	568.08	569.05	0.0097	A-4	0.97	0.9	0.87	3.03	11.14	100.00	9.15	27.96	40.40	FULL FLOW	5.70	0.29	0.005	0.50	571.39	570.99	0.50	0.40	60° WYE	0.35	0.22	571.61	573.11	1.50		
	11+66.08	12+62.48	96.40	1	24	N/A	2	RCP	3.14	6.28	0.500	0.013	570.02	570.96	0.0097	A-2	1.16	0.9	1.04	2.02	10.57	100.00	9.29	18.73	22.28	FULL FLOW	5.96	0.28	0.007	0.55	573.54	572.99	0.14	0.55	0° MH	0.05	0.54	574.09	574.15	0.06		
	12+62.48	12+74.50	12.02	1	18	N/A	1.5	RCP	1.77	4.71	0.375	0.013	570.96	571.07	0.0097		0	0.9	0.00	0.97	10.04	100.00	9.43	9.53	22.28	FULL FLOW	3.03	0.53	0.002	0.14	573.47	573.33	0.45	0.14	45 DEGREE BEND	0.37	0.17	573.64	574.59	0.95		
	12+74.50															A-1	1.08	0.9	0.97	10.00	100.00	9.80	9.53	10.35	FULL FLOW	5.39	0.04	0.008	0.45	574.44	573.99	0.00	0.45	10° CURB INLET	1.25	0.56	575.01	574.69	-0.32			
LAT A-12	1+00.00	1+10.40	10.40	1	18	N/A	1.5	RCP	1.77	4.71	0.375	0.013	557.17	557.17	0.7897	A-12				0.53	10.06	100.00		5.20	93.34	FULL FLOW	2.94	0.06	0.002	0.13					CONNECT TO LINE A			563.48	570.50			
	1+10.40													556.80			0.59	0.9	0.53	10.00	10.00		9.80							563.81	563.67	0.00	0.13	10° CURB INLET	1.25	0.17	563.98	573.47	9.49			
LAT A-11	1+00.00	1+10.40	10.40	1	15	N/A	1.25	RCP	1.23	3.93	0.313	0.013	557.17	557.17	0.9019	A-11				0.49	10.04	100.00		4.76	61.35	FULL FLOW	3.88	0.04	0.005	0.23					CONNECT TO LINE A			565.25	573.56			
	1+10.40													556.80			0.54	0.9	0.49	10.00	10.00		9.80	4.76	61.35	FULL FLOW	3.88	0.04	0.005	0.23	565.84	565.60	0.00	0.23	10° CURB INLET	1.25	0.29	566.13	573.47	7.34		
LAT A-10	1+00.00	1+39.79	39.79	1	18	N/A	1.5	RCP	1.77	4.71	0.375	0.013	561.82	560.57	0.2323	A-10				0.42	10.28	100.00														CONNECT TO LINE A			566.42	573.89		
	1+39.79													571.44			0.47	0.9	0.42	10.00	10.00		9.80	4.15	50.63	FULL FLOW	2.35	0.28	0.002	0.09	566.67	566.59	0.00	0.09	10° CURB INLET	1.25	0.11	566.78	574.94	8.16		
LAT A-9	1+00.00	1+11.55	11.55	1	18	N/A	1.5	RCP	1.77	4.71	0.375	0.013	564.04	562.79	0.3959	A-9				1.10	10.03	100.00		10.76	66.09	FULL FLOW	6.09	0.03	0.010	0.58					CONNECT TO LINE A			567.81	572.14			
	1+11.55													568.77			1.22	0.9	1.10	10.00	10.00		9.80									569.23	568.65	0.00	0.58	10° CURB INLET	1.25	0.72	569.95	572.16	2.21	
LAT A-8	1+00.00	1+11.55	11.55	1	18	N/A	1.5	RCP	1.77	4.71	0.375	0.013	564.40	563.40	0.3659	A-8				0.88	10.04	100.00		8.64	63.54	FULL FLOW	4.89	0.04	0.007	0.37					CONNECT TO LINE A			567.81	572.10			
	1+11.55													568.89			0.98	0.9	0.88	10.00	10.00		9.80	8.64	63.54	FULL FLOW	4.8.															

IMAGES
XREFS USED
PLOTTED BY
DWG NAME
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x7b - 10bny - 10b - x5m - x5m - 1Wb - 10b - x5m - x5m
PHILIPS, SVAN 11/11/2023 11:54 AM
10b - 10bny - 10b - x5m - x5m - 1Wb - 10b - x5m - x5m
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Inlet	On-Site Drainage Area	On-Site Flow (Q)	Total Gutter Flow (Q)	Type of Inlet	INLETS ON SAG								Grate Inlets								
					Length of Inlet	Max Depth of Ponding	Depression	Width of Depression	H ₁	Height of Inlet Opening	Inlet Capacity	Length Required	Allowable Head	Weir Conditions Perimeter Required (P = Q / 3.1*y ^{3/2})	Orifice Conditions Area Required (A = Q / (0.67 * (2*32.2*y) ^{1/2}))	Inlet Dimensions		Perimeter Provided	Area Provided	% Captured	Carry- Over Flow
Stm. Line	ACRES	(cfs)	(cfs)		L (ft)	(ft)	H ₂ (ft)	W (ft)	H ₁ (ft)	h (ft)	Q (cfs)	L (ft)		(ft)	(ft ²)	X (ft)	Y (ft)	(ft)	(ft ²)	%	(cfs)
SYSTEM A																					
A1	1.08	10.28	10.28	10' CURB INLET	10.00	0.50	0.500	2	1.00	6.625	12.52	9.04									
A2	1.16	11.08	11.08	10' CURB INLET	10.00	0.50	0.500	2	1.00	6.625	12.52	10.02									
A3	1.13	10.83	10.83	10' CURB INLET	10.00	0.50	0.500	2	1.00	6.625	12.52	9.72									
A4	0.97	9.30	9.30	10' CURB INLET	10.00	0.50	0.500	2	1.00	6.625	12.52	7.84									
A5	1.08	10.28	10.28	10' CURB INLET	10.00	0.50	0.500	2	1.00	6.625	12.52	9.05									
A6	1.11	10.65	10.65	10' CURB INLET	10.00	0.50	0.500	2	1.00	6.625	12.52	9.49									
A7	1.08	10.29	10.29	10' CURB INLET	10.00	0.50	0.500	2	1.00	6.625	12.52	9.06									
A8	0.98	9.41	9.41	10' CURB INLET	10.00	0.50	0.500	2	1.00	6.625	12.52	7.97									
A9	1.22	11.62	11.62	10' CURB INLET	10.00	0.50	0.500	2	1.00	6.625	12.52	10.69									
A10	0.47	4.47	4.47	10' CURB INLET	10.00	0.50	0.500	2	1.00	6.625	12.52	1.90									
A11	0.54	5.16	5.16	2'X2' GRATE INLET									0.5	5.16	1.36	2	2	8	4	100%	0.00
A12	0.59	5.62	5.62	10' CURB INLET	10.00	0.50	0.500	2	1.00	6.625	12.52	3.31									
SYSTEM B																					
B1	0.53	5.05	5.05	10' CURB INLET	10.00	0.50	0.500	2	1.00	6.625	12.52	2.61									
B2	0.85	8.13	8.13	10' CURB INLET	10.00	0.50	0.500	2	1.00	6.625	12.52	6.40									
B3	1.13	10.82	10.82	10' CURB INLET	10.00	0.50	0.500	2	1.00	6.625	12.52	9.71									
B4	0.69	6.61	6.61	10' CURB INLET	10.00	0.50	0.500	2	1.00	6.625	12.52	4.53									
B5	0.49	4.72	4.72	10' CURB INLET	10.00	0.50	0.500	2	1.00	6.625	12.52	2.20									

"RECORD DRAWING"
DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING
THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR
TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE
SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS
BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.

DATE: 8/26/2024 BY: DYLAN ADAME, P.E.

INLET CALCS

SHEET NUMBER
C-306

STREAM ROCKWALL - 2
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL

TEXAS

DATE
NOVEMBER 2023

SCALE
AS SHOWN

DESIGNED BY
DSA

DRAWN BY
CAL

CHECKED BY
DFG

11/01/2023

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-299-8820
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REVISIONS

No.	REVISIONS	DATE

CITY FILE NO. SP2023-006

