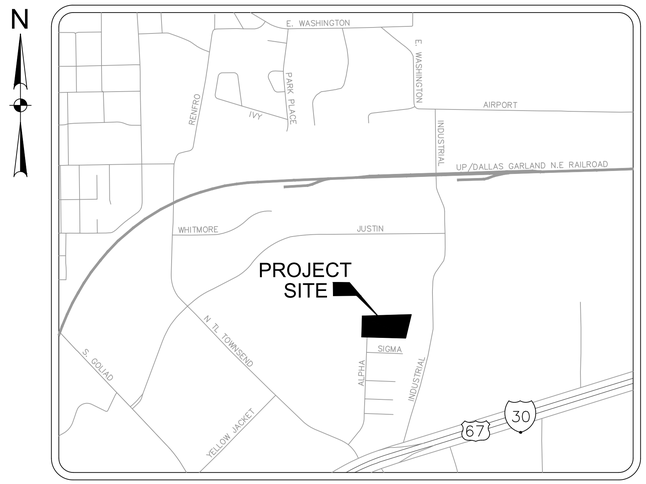
ROCKWALL URBAN + INDUSTRIAL CENTER

ALPHA DRIVE
CITY OF ROCKWALL, TEXAS



LOCATION MAP
SCALE/NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
--	COVER SHEET
--	APPROVED SITE PLAN
--	REPLAT
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C0.02	DEMOLITION PLAN
C1.01	PAVING & DIMENSIONAL CONTROL PLAN
C1.02	PAVING DETAILS
C1.03	PAVING DETAILS
C2.01	GRADING PLAN
C3.01	EXISTING DRAINAGE AREA MAP
C3.02	PROPOSED DRAINAGE AREA MAP
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C5.01	EROSION CONTROL PLAN
C5.02	EROSION CONTROL DETAILS

OWNER/DEVELOPER

LONG BOW INTERESTS
13150 COIT ROAD
DALLAS, TX. 75240
CONTACT: REID CALDWELL
EMAIL: reid@longbowinterests.com
TEL: (214) 457-8198

ENGINEER

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: DYLAN HEDRICK
EMAIL: dhedrick@halff.com
TEL: (214) 217-6426
TBPE FIRM# F-312

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

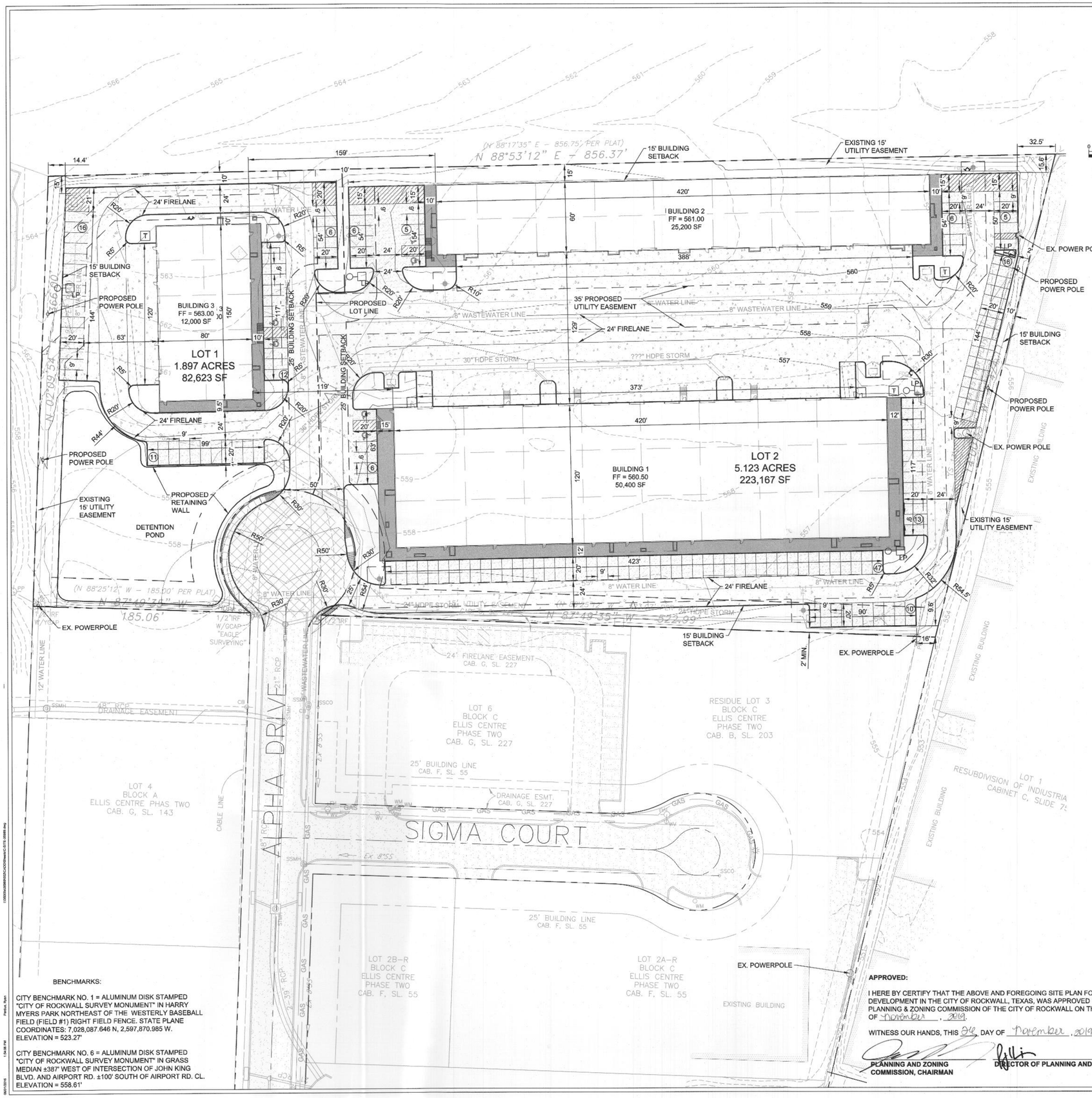
AVO: 35989.002 DATE: MARCH 2020

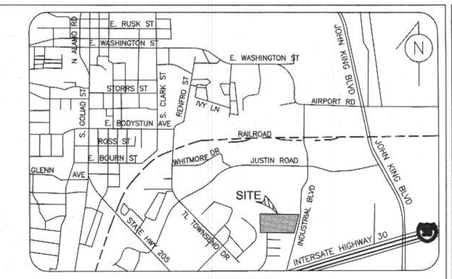
RECORD DRAWING
NOVEMBER 24, 2020

THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON FIELD OBSERVATIONS AND INFORMATION PROVIDED BY THE CONTRACTOR. ELEVATIONS HAVE NOT BEEN FIELD VERIFIED. THE ORIGINAL SEALED CONSTRUCTION DRAWINGS ARE ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC. TBPE FIRM F-312.

ENGINEER OF RECORD
DYLAN B. HEDRICK
HALFF ASSOCIATES, INC. TBPE FIRM F-312
DATE: NOVEMBER 24, 2020

SHEET SIZE: 24" x 36"





VICINITY MAP
NOT-TO-SCALE

SHEET DATA:

CURRENT ZONING	LIGHT INDUSTRIAL	
PROPOSED LAND USE:	LIGHT INDUSTRIAL	
TOTAL SITE AREA:	7.02 ACRES	
BUILDING:		
BUILDING 1	50,400	SF
BUILDING 2	25,200	SF
BUILDING 3	12,000	SF
PARKING:		
REQUIRED: 1 SPACE/1,000 SF (75%) 1 SPACE/300 SF (25%)		
TOTAL REQUIRED:	139	SPACES
PROVIDED:	159	SPACES
ACCESSIBLE SPACES PROVIDED:	6*	SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE		

PAVING LEGEND

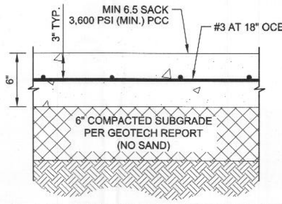
- 6" 3,600 PSI CONCRETE PAVEMENT.
- 7" 4,000 PSI CONCRETE PAVEMENT.
- 8" 3,600 PSI CONCRETE PAVEMENT.
- 4" SIDEWALK
- 6" CURB
- FIRE LANE
- PROPERTY LINE

EXISTING FEATURES LEGEND

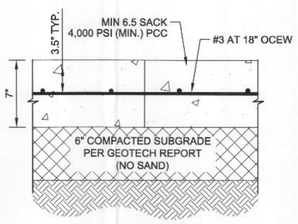
- F.H. FIRE HYDRANT
- PP OVERHEAD POWERPOLE
- SSMH SANITARY SEWER MANHOLE
- WV WATER VALVE
- 558 EXISTING CONTOURS
- FDC

PROPOSED FEATURES LEGEND

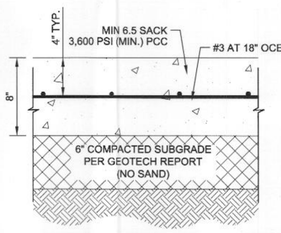
- POWER POLE
- FIRE HYDRANT
- GRATE INLET
- CURB INLET
- STORM HEADWALL
- T TRANSFORMER PAD
- 558 PROPOSED CONTOURS
- LP LIGHT POLE
- (#) NO. OF PARKING SPACES



01 6" CONCRETE PAVEMENT SECTION
SCALE: N.T.S.



02 7" CONCRETE PAVEMENT SECTION
SCALE: N.T.S.



03 8" CONCRETE PAVEMENT SECTION
SCALE: N.T.S.

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

OWNER/ DEVELOPER

ROCKWALL URBAN INDUSTRIAL , LP
13150 COIT ROAD
DALLAS, TX. 75240
CONTACT: REID CALDWELL
EMAIL: reid@longbowinterests.com
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CONTACT: DYLAN HEDRICK
EMAIL: dhedrick@halff.com
TEL: (214) 217-6426
TBPE FIRM# F-312

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

BENCHMARKS:

CITY BENCHMARK NO. 1 = ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN HARRY MYERS PARK NORTHEAST OF THE WESTERLY BASEBALL FIELD (FIELD #1) RIGHT FIELD FENCE. STATE PLANE COORDINATES: 7,028,087.646 N, 2,597,870.985 W. ELEVATION = 523.27'

CITY BENCHMARK NO. 6 = ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN GRASS MEDIAN ±387' WEST OF INTERSECTION OF JOHN KING BLVD. AND AIRPORT RD. ±100' SOUTH OF AIRPORT RD. CL. ELEVATION = 558.61'

APPROVED:

I HERE BY 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 12 DAY OF November , 2019.

WITNESS OUR HANDS, THIS 12 DAY OF November , 2019.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

Rockwall Urban + Industrial Center

END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF

Revision No.	Date	Description

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

DYLAN B. HEDRICK	102108
NAME:	P.E. NO.
DATE	11/15/2019
TBPE FIRM # F-312	

Project No.:	35989
Issued:	NOVEMBER 2019
Drawn By:	REP
Checked By:	DBH
Scale:	AS SHOWN

Sheet Title

DETAILED SITE PLAN

1 OF 1

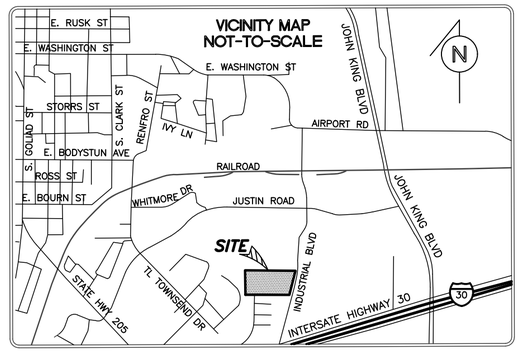
Sheet Number

~ CURVE TABLE ~

NO	RAD	DELTA	ARC	CHBRG	CH
C1	57.50'	297°15'27"	298.32	S 87°49'35 E	59.87'
C2	57.50'	168°15'55"	168.87'	N 27°40'39" E	114.40'
C3	57.50'	128°59'32"	129.45'	S 03°41'37" E	103.79'

NOTE:

THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1, AND DEDICATE NEW EASEMENTS.



N 8°14'37" E
5,216.96'
CITY MON #1

N 37°58'18" E
3,730.56'
CITY MON #6

N=7023001.68
E=2598908.60

5/8"IRS

1711.67'

N 88°53'12" E – 856.37' (N 88°17'35" E – 856.75' PER PLAT)

249.63'

606.74'

15' UTILITY EASEMENT
CCF#20180000021421

20' DRAINAGE & UTILITY EASEMENT CAB. "H", PG. 69

25' SETBACK

N 01°06'48" W
105.00'

25' SETBACK

ELLIS CENTRE PHASE TWO
LOT 3
BLOCK D
1.8907 AC
(82,361 SF)

ROCKWALL URBAN INDUSTRIAL, LP
DOC#20190000018549
OPRRCT

N 88°56'38" E
24.37'

N 01°06'48" W
155.75'

15' UTILITY EASEMENT
CCF#20180000021421

7.0200 AC.
LOT 1
BLOCK D
ELLIS CENTRE
PHASE TWO
LOT 1 BLOCK D
CCF NO 20180000021421

N 21°48'37" E
16.29'

C1
C2
C3

PUBLICALLY DEDICATED
RIGHT–OF–WAY
INST#20180000021421

25' SETBACK

25' SETBACK

15' SETBACK

N 02°09'54" E – 366.00' (N 1°34'52" E – 365.95' PER PLAT)

LOT 1
BLOCK 1
HERMAN E. UTLEY MIDDLE SCHOOL
CAB. "H", PG. 69
M.R.R.C.T.

DETENTION POND AND DRAINAGE EASEMENT
CAB. "H", PG. 69

1/2"IRF
W/YCAP

N 87°49'35" W – 185.06'
(N 88°25'12" W – 185.00' PER PLAT)

1/2"IRF
W/GCAP
"EAGLE
SURVEYING"

N 87°49'35" W – 522.99' (N 88°25'12" W – 523.07' PER PLAT)

26.39'

259.02'

5/8"IRS

N=7022606.81
E=2599662.14

15' UTILITY EASEMENT
CAB. "H", PG. 69

DRAINAGE EASEMENT

ACCESS & FIRE LANE EASEMENT
CAB. "H", PG. 69

DETENTION POND AND
DRAINAGE EASEMENT
CAB. "H", PG. 69

1360.70'

285.23'

285.23'

LOT 4
BLOCK A
ELLIS CENTRE PHASE TWO
CAB. G, SL. 143

185.0'

160.01'

160.05'

LOT 6
BLOCK C
ELLIS CENTRE
PHASE TWO
CAB. G, SL. 227

RESIDUE LOT 3
BLOCK C
ELLIS CENTRE
PHASE TWO
CAB. B, SL. 203

194.13'

263.84'

44.95'

106.64'

99.88'

ALPHA DRIVE
(60' PUBLIC RIGHT–OF–WAY)

SIGMA COURT
(60' RIGHT–OF–WAY)

141.18'

44.97'

213.29'

106.65'

160.80'

160.80'

LOT 2B–R
BLOCK C
ELLIS CENTRE
PHASE TWO
CAB. F, SL. 55

LOT 2A–R
BLOCK C
ELLIS CENTRE
PHASE TWO
CAB. F, SL. 55

POINT OF BEGINNING

N 20°29'16" W
5,411.46'
CITY MON #1

N 26°12'12" E
3,259.15'
CITY MON #6

1/2"IRF

S 88°41'22" W – 201.41'

"X"FND

38.24'

182.55'

POINT OF COMMENCING

S 14°00'33" W – 424.11' (S 13°27'19" W – 424.15' PER PLAT)

15' UTILITY EASEMENT
CCF#20180000021421

681.68'

15' UTILITY & DRAINAGE EASEMENT
(VOL. 507, PG. 208

LOT 1
RESUBDIVISION OF INDUSTRIAL ADDITION
CABINET C, SLIDE 75

INDUSTRIAL BOULEVARD
(37' RIGHT–OF–WAY)

SEE SHEET 2 FOR PROPOSED EASEMENTS

ELLIS CENTRE PHASE TWO
LOT 2
BLOCK D
5.1292 AC
(223,430 SF)

ROCKWALL URBAN INDUSTRIAL, LP
DOC#20190000018549
OPRRCT

7.0200 AC.
LOT 1
BLOCK D
ELLIS CENTRE
PHASE TWO
LOT 1 BLOCK D
CCF NO 20180000021421

NORTH

0 30' 60' 120'

GRAPHIC SCALE: 1"=60'

LEGEND

OPRRCT	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
CCF NO	COUNTY CLERK'S FILE NUMBER
F.P.A.U.E.	FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
IRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET
"X"FND	"X" CUT FOUND IN CONCRETE
IRF	IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D

ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200–ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

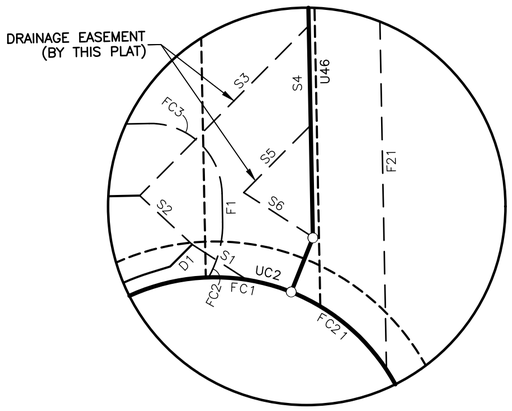
OWNER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240

BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

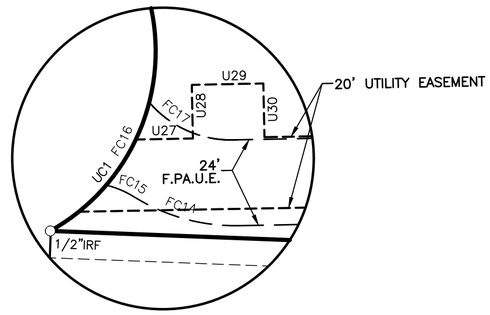
AUGUST 18, 2020

CASE NO. P2020–018

:\AlphaSigmaRockwall\Replat2020



DETAIL A
SCALE: 1"=30'



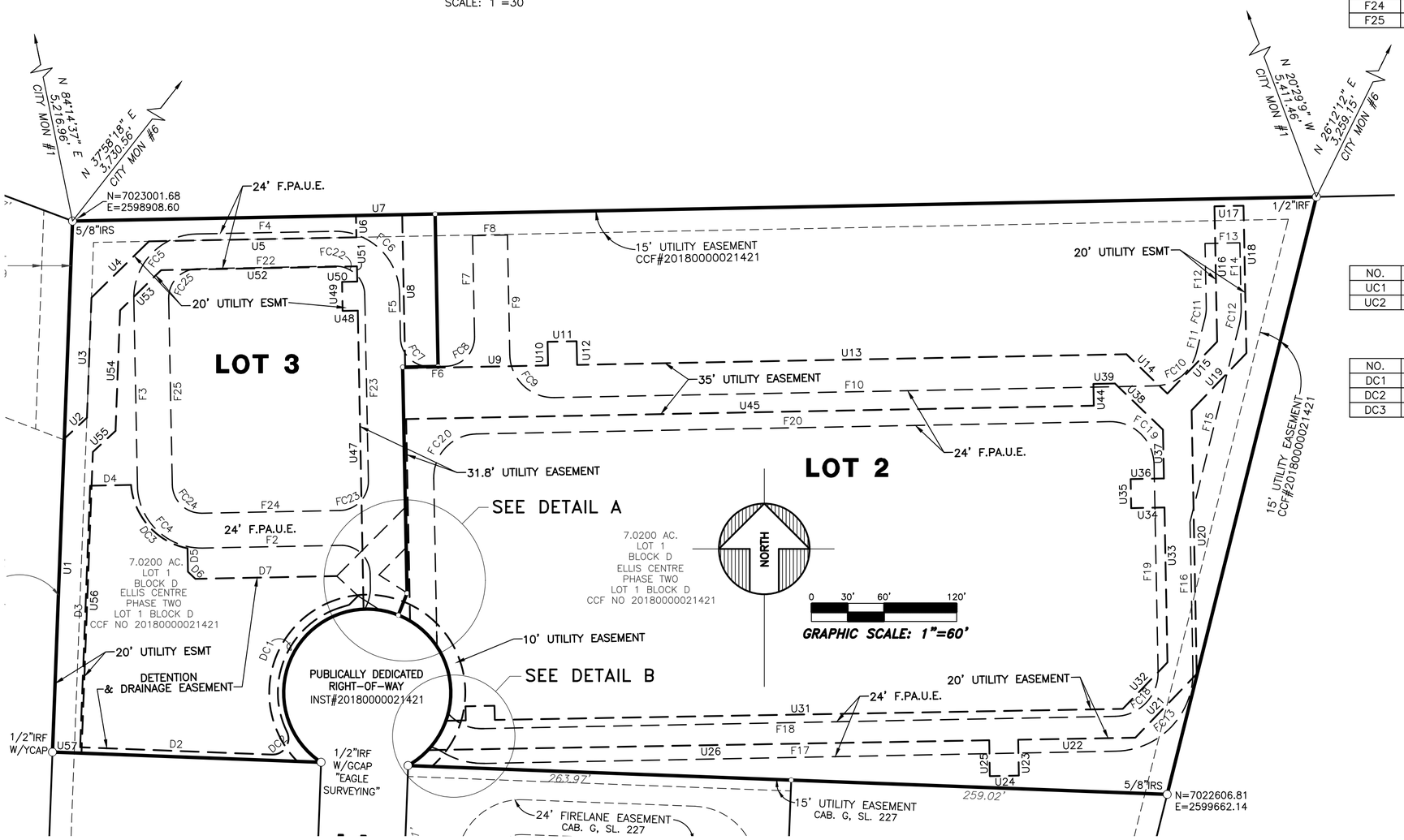
DETAIL B
SCALE: 1"=30'

~ F.A.U.E. LINE TABLE ~

NO.	BEARING	DISTANCE
F1	N01°05'14"W	8.98'
F2	S88°53'24"W	96.29'
F3	N01°06'48"W	130.87'
F4	N88°53'12"E	95.00'
F5	S01°06'48"E	30.43'
F6	N88°53'12"E	11.00'
F7	N01°06'48"W	69.64'
F8	N88°58'46"E	24.00'
F9	S01°06'48"E	82.60'
F10	N88°53'12"E	413.59'
F11	N13°58'06"E	24.66'
F12	N01°06'48"W	43.61'
F13	N88°53'12"E	24.00'
F14	S01°06'48"E	45.00'
F15	S14°00'33"W	139.93'
F16	S01°06'48"E	102.84'
F17	S88°53'12"W	434.66'
F18	N88°53'12"E	436.00'
F19	N01°06'48"W	143.00'
F20	S88°53'12"W	435.94'
F21	S01°05'17"E	115.98'
F22	N88°53'12"E	95.00'
F23	S01°06'37"E	128.40'
F24	S88°53'12"W	94.99'
F25	N01°06'47"W	128.43'

~ F.A.U.E. CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	57.50'	23°33'06"	23.64'	N79°57'56"W	23.47'
FC2	30.00'	30°47'45"	16.12'	N14°18'35"E	15.93'
FC3	20.00'	86°32'30"	30.21'	N44°21'29"W	27.42'
FC4	44.00'	86°40'58"	66.57'	S47°46'07"E	60.40'
FC5	44.00'	90°00'00"	69.12'	S43°53'12"W	62.23'
FC6	44.00'	90°00'00"	69.12'	N46°06'48"W	62.23'
FC7	20.00'	90°00'00"	31.42'	S46°06'48"E	28.28'
FC8	20.00'	90°00'00"	31.42'	N43°53'12"E	28.28'
FC9	30.00'	90°00'00"	47.12'	S46°06'48"E	42.43'
FC10	30.00'	74°52'39"	39.21'	N51°26'53"E	36.47'
FC11	30.00'	15°04'53"	7.90'	N06°25'39"E	7.87'
FC12	44.00'	15°07'21"	11.61'	N06°26'53"E	11.58'
FC13	54.00'	90°00'00"	84.82'	N43°53'12"E	76.37'
FC14	54.00'	33°05'22"	31.19'	S74°34'07"E	30.76'
FC15	25.00'	18°50'24"	8.22'	N67°26'38"W	8.18'
FC16	57.50'	26°12'23"	26.30'	N27°28'33"E	26.07'
FC17	30.00'	50°32'42"	26.47'	S65°50'27"E	25.62'
FC18	30.00'	90°00'00"	47.12'	N43°53'12"E	42.43'
FC19	30.00'	90°00'00"	47.12'	N46°06'48"W	42.43'
FC20	30.00'	89°58'30"	47.11'	S43°53'58"W	42.42'
FC21	57.50'	34°44'58"	34.87'	N50°48'54"W	34.34'
FC22	20.00'	90°00'00"	31.42'	N46°06'48"W	28.28'
FC23	19.94'	90°10'51"	31.38'	N43°58'48"E	28.24'
FC24	20.00'	90°00'00"	31.42'	S46°06'48"E	28.28'
FC25	19.91'	90°15'55"	31.36'	S44°01'10"W	28.22'



~ UTILITY ESMT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
UC1	57.50'	25°50'31"	25.93'	N38°18'17"E	25.71'
UC2	57.50'	33°21'17"	33.47'	N75°49'32"W	33.00'

~ DETENTION ESMT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
DC1	61.90'	103°35'16"	111.91'	S26°08'06"W	97.28'
DC2	11.03'	117°36'30"	22.63'	N33°08'43"E	18.86'
DC3	48.50'	74°05'26"	62.72'	S41°42'18"E	58.44'

~ DETENTION ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
D1	S44°50'24"W	8.72'
D2	N87°48'13"W	132.08'
D3	N02°11'18"E	180.24'
D4	N88°53'12"E	28.14'
D5	S01°06'48"E	16.12'
D6	S46°06'48"E	7.07'
D7	N88°53'12"E	96.87'

~ DRAINAGE ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
S1	N57°11'00"W	18.23'
S2	N47°03'10"W	20.01'
S3	N44°50'24"E	67.00'
S4	S01°06'48"E	27.83'
S5	S44°50'24"W	26.55'
S6	S57°11'00"E	23.00'

~ UTILITY ESMT LINE TABLE ~

NO.	BEARING	DISTANCE
U1	N02°09'54"E	215.96'
U2	N47°10'13"E	21.24'
U3	N02°10'13"E	82.81'
U4	N45°35'36"E	55.40'
U5	N88°53'12"E	142.79'
U6	N01°06'48"W	15.00'
U7	N88°53'12"E	31.84'
U8	S01°06'48"E	105.80'
U9	N88°53'12"E	98.36'
U10	N01°06'05"W	16.31'
U11	N88°53'55"E	20.00'
U12	S01°06'05"E	16.30'
U13	N88°53'12"E	378.21'
U14	S46°06'48"E	39.12'
U15	N43°46'26"E	49.50'
U16	N01°06'42"W	93.30'
U17	N88°53'18"E	20.00'
U18	S01°06'42"E	101.56'
U19	S43°46'26"W	54.49'
U20	S01°06'48"E	181.57'
U21	S43°53'12"W	60.99'
U22	S88°59'27"W	80.65'
U23	S01°06'48"E	19.73'
U24	S88°53'12"W	20.00'
U25	N01°06'48"W	19.75'
U26	S88°57'44"W	392.23'
U27	N88°56'53"E	15.95'
U28	N01°09'31"W	14.98'
U29	N88°50'29"E	20.00'
U30	S01°09'31"E	15.02'
U31	N88°56'53"E	427.44'
U32	N43°53'12"E	44.40'
U33	N01°06'48"W	106.72'
U34	S88°53'12"W	22.88'
U35	N01°06'48"W	20.00'
U36	N88°53'12"E	22.88'
U37	N01°06'48"W	33.60'
U38	N46°06'48"W	45.86'
U39	S88°53'12"W	14.84'
U44	S01°06'48"E	15.00'
U45	S88°53'12"W	473.45'
U46	S01°06'48"E	139.13'
U47	N01°06'48"W	205.73'
U48	S88°53'12"W	10.46'
U49	N01°06'48"W	20.00'
U50	N88°53'12"E	10.46'
U51	N01°06'48"W	10.50'
U52	S88°53'12"W	134.85'
U53	S45°35'36"W	39.49'
U54	S02°10'13"W	83.13'
U55	S47°10'13"W	21.24'
U56	S02°09'54"W	207.67'
U57	N87°50'06"W	20.00'

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D
ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200-ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

AUGUST 18, 2020

CASE NO. P2020-018

BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240

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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL URBAN INDUSTRIAL, LP IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING KNOWN AS ALL OF LOT 1, IN BLOCK D, OF ELLIS CENTRE, PHASE TWO, LOT 1, BLOCK D, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 20180000021421 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED TO ROCKWALL URBAN INDUSTRIAL, LP UNDER DOCUMENT NUMBER 20190000018549, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN "X" FOUND IN CONCRETE FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (37' RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 75 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 88° 41' 22" WEST LEAVING THE NORTHWEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD AND ALONG THE NORTH LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION FOR A DISTANCE OF 201.41 FEET TO A 1/2" IRON ROD FOUND FOR THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION;

THENCE SOUTH 14° 00' 33" WEST (SOUTH 13° 27' 19" WEST PER PLAT) ALONG THE EAST LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE WEST LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION FOR A DISTANCE OF 424.11 FEET (424.15 FEET PER PLAT) TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO;

THENCE NORTH 87° 49' 35" WEST (NORTH 88° 25' 12" WEST PER PLAT) LEAVING THE WEST LINE OF SAID LOT 1 OF RESUBDIVISION OF INDUSTRIAL ADDITION AND ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO, AND PASSING AT A DISTANCE OF 259.02 FEET THE NORTHEAST CORNER OF LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "G", SLIDE 227 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS; AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTH LINE OF SAID LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, FOR A DISTANCE OF 522.99 FEET (523.07 FEET PER PLAT) TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 6 IN BLOCK C OF ELLIS CENTRE, PHASE TWO, SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF ALPHA DRIVE (60' RIGHT-OF-WAY), SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 57.50 FEET WITH A CENTRAL ANGLE OF 297° 15' 27" AND A CHORD BEARING SOUTH 87° 49' 35" EAST AT A DISTANCE OF 59.87 FEET;

THENCE NORTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND THE RIGHT-OF-WAY LINE OF SAID ALPHA DRIVE FOR AN ARC DISTANCE OF 298.32 FEET TO A 1/2" IRON ROD WITH GCAP MARKED "EAGLE SURVEYING" FOUND FOR CORNER, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID ALPHA DRIVE AND ALSO BEING THE NORTHEAST CORNER OF LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "G", SLIDE 143 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 87° 49' 35" WEST (NORTH 88° 25' 12" WEST PER PLAT) AND LEAVING THE WEST LINE OF SAID ALPHA DRIVE AND FOLLOWING ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTH LINE OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, FOR A DISTANCE OF 185.06 FEET (185.00 FEET) TO A 1/2" IRON ROD WITH YELLOW CAP FOUND FOR CORNER IN THE EAST LINE OF LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING THE PLAT THEREOF RECORDED IN CABINET "H", PAGE 69 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTHWEST CORNER OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO;

THENCE NORTH 02° 09' 54" EAST (NORTH 1° 34' 52" EAST PER PLAT) AND DEPARTING THE NORTH LINE OF SAID LOT 4 IN BLOCK A OF ELLIS CENTRE, PHASE TWO, AND FOLLOWING ALONG THE WEST LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE EAST LINE OF SAID LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL FOR A DISTANCE OF 366.00 FEET (365.95 FEET PER PLAT) TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO AND THE NORTHEAST CORNER OF LOT 1 IN BLOCK 1 OF HERMAN E. UTLEY MIDDLE SCHOOL ADDITION;

THENCE NORTH 88° 53' 12" EAST (NORTH 88° 17' 35" EAST PER PLAT) ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK D OF ELLIS CENTRE, PHASE TWO FOR A DISTANCE OF 856.37 FEET (856.75 FEET PER PLAT) TO THE **POINT OF BEGINNING AND CONTAINING 7.0200 ACRES OF LAND,** MORE OR LESS.

BASIS OF BEARINGS = STATE PLANE COORDINATE (4202 TEXAS NORTH CENTRAL ZONE) REFERENCE FRAME NORTH AMERICAN DATUM (NAD) 83(2011)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS }
COUNTY OF ROCKWALL }

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **LOTS 2 & 3, BLOCK D, ELLIS CENTRE PHASE TWO ADDITION,** A SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN **ELLIS CENTRE PHASE TWO ADDITION** HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

WE UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. WE ALSO UNDERSTAND THE FOLLOWING;

(1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

(2) ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

(3) THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

(4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

(5) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS 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

(7) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

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.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

NOTE: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2020.

ELLIS CENTRE PHASE TWO ADDITION

BY: _____
(NAME / TITLE)

STATE OF TEXAS }
COUNTY OF ROCKWALL }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, DAVID PETREE, 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.

_____
DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

_____
PLANNING & ZONING

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2020.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2020.

_____
MAYOR, CITY OF ROCKWALL

_____ _____
CITY SECRETARY CITY ENGINEER

BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
ROCKWALL URBAN INDUSTRIAL, LP
13150 COIT ROAD, SUITE 205
DALLAS, TEXAS 75240

NOTE:

THE PURPOSE OF THIS PLAT IS TO ABANDON EXISTING AND DEDICATE NEW EASEMENTS.

FINAL REPLAT
LOTS 2 & 3, BLOCK D
ELLIS CENTRE PHASE TWO
BEING A REPLAT OF LOT 1, BLOCK D

ELLIS CENTRE PHASE TWO ADDITION
BEING A 7.0200-ACRE PARCEL
A. HANNA SURVEY, ABSTRACT 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

AUGUST 18, 2020 **CASE NO. P2020-018**

:\AlphaSigmaRockwall\Replat2020

STORM DRAIN NOTES:

1. ALL MATERIALS AND WORKMANSHIP FOR STORM DRAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, 5TH EDITION, AND THE CITY OF ROCKWALL REQUIREMENTS.

2. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE APPROPRIATE CITY OFFICIAL BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.

3. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.

4. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATIONS FOR TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION. THESE PLANS SHALL BE SEALED BY AN ENGINEER EXPERIENCED IN THE DESIGN OF TRENCH SAFETY SYSTEMS AND LICENSED BY THE STATE OF TEXAS. SUBMIT PLAN TO THE OWNER PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLE RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION.

5. ALL STORM SEWER PIPE TO BE CLASS III REINFORCED CONCRETE PIPE UNLESS NOTED OTHERWISE ON THE CONSTRUCTION DOCUMENTS.

6. ALL RCP WYES AND BENDS SHALL BE PREFABRICATED BY THE PIPE MANUFACTURER.

7. CONSTRUCT CONCRETE COLLAR AT ALL PIPE SIZE CHANGE LOCATIONS AS PER CITY OF ROCKWALL STANDARD DETAILS.

8. ADJUST PROPOSED WATER MAIN AS REQUIRED AT ALL STORM DRAIN AND WATER MAIN CROSSING LOCATIONS.

PAVING NOTES

1. EXISTING UTILITIES SHOWN ARE TAKEN FROM AVAILABLE RECORDS PROVIDED BY THE UTILITY OWNER AND FIELD LOCATIONS OF SURFACE APPURTENANCES. LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. SOME UTILITY LINES MAY NOT BE SHOWN. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATION AND PROTECTION OF EXISTING FACILITIES WHETHER SHOWN OR NOT. CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES, WHETHER SHOWN OR NOT, DAMAGED BY CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATION OF EXISTING UTILITIES SHALL NOT BE A BASIS FOR ADDITIONAL EXPENSE.

2. PAVEMENT REMOVAL AND REPAIR SHALL CONFORM TO CITY OF ROCKWALL REQUIREMENTS FOR DRIVEWAY. ALL SAWCUTS SHALL BE FULL DEPTH CUTS SQUARE. CONTRACTOR SHALL MAKE EFFORTS TO PROTECT CONCRETE AND/OR ASPHALT EDGES. ANY LARGE SPALLED OR BROKEN EDGES SHALL BE REMOVED BY SAWCUTTING PAVEMENT PRIOR TO REPLACEMENT.

3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIME DURING CONSTRUCTION. PONDING OF WATER IN STREETS, DRIVES, TRUCK COURTS, TRENCHES, ETC. WILL NOT BE ALLOWED.

4. CONTRACTOR SHALL LOCATE AND ADJUST EXISTING UTILITY MANHOLE LIDS, CLEANOUTS, WATER VALVES AND OTHER SURFACE APPURTENANCES TO FINAL GRADE AS REQUIRED FOR NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE UTILITY ADJUSTMENTS WITH OTHER DISCIPLINES AND THE APPROPRIATE UTILITY AGENCIES AND PROVIDE FOR ALL FEES FOR PERMITS, CONNECTIONS, INSPECTIONS, ETC.

5. CONTRACTOR'S WORK SHALL INCLUDE PAVEMENT REMOVAL AND LEGAL DISPOSAL REQUIRED FOR NEW WALK, DRIVE, CURB, GUTTER AND OTHER PAVING FEATURES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION, INSPECTION AND TESTING REQUIRED BY THE OWNER AND THE CITY OF ROCKWALL.

6. CONCRETE PAVING JOINTS SHALL BE CONSTRUCTED AS NOTED BELOW. EXPANSION JOINTS SHALL BE PLACED AT CHANGES IN DIRECTION OF PAVING, AT DRIVEWAYS AND/OR AS SHOWN ON THE DRAWINGS.

7. PAVING SECTIONS SHOULD BE SAWCUT AT AN APPROXIMATE SPACING IN FEET OF 2.5 TO 3 TIMES THE PAVEMENT THICKNESS EXPRESSED IN INCHES, NOT TO EXCEED A MAXIMUM SPACING OF 20 FEET. THE ACTUAL JOINT PATTERN SHOULD BE CAREFULLY DESIGNED TO AVOID IRREGULAR SHAPES.

8. SITE GRADING AND PAVEMENT SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT NO. 23160, PREPARED BY REED ENGINEERING, LTD DATED OCTOBER 2019. ALL PAVEMENT SUBGRADE ON COMMERCE DRIVE SHALL CONFORM TO ALL CITY OF ROCKWALL REQUIREMENTS.

PAVING NOTES, CONTINUED:

9. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING AND ARE PERPENDICULAR TO PROPERTY LINE. THESE DIMENSIONS ARE PROVIDED TO TIE THE ARCHITECT'S SITE PLAN TO THE PROPERTY LINES.

10. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLAN, AT LEAST 48 HOURS PRIOR TO ANY WORK IN A CITY STREET. TRAFFIC CONTROL MEASURES SHALL CONFORM TO PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL MEASURES SHALL BE INSTALLED FOR ANY WORK ACTIVITY THAT TAKES PLACE ON OR ADJACENT TO ANY CITY STREET OR ROADWAY. THE CITY ENGINEER REQUIRES THE TRAFFIC CONTROL PLAN TO BE DESIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF TEXAS. CHECK WITH THE CITY OF ROCKWALL PRIOR TO CONSTRUCTION.

11. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.

12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO:
- PREVENT ANY DAMAGE TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC.
- PROVIDE ACCESS TO ALL DRIVES DURING CONSTRUCTION.
- PROTECT ALL UNDERGROUND UTILITIES TO REMAIN IN SERVICE.
- NOTIFY ALL UTILITY COMPANIES AND VERIFY LOCATION OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION.

13. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS SHALL BE RESTORED BY THE CONTRACTOR TO AT LEASE THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENTS WERE IN PRIOR TO THE DAMAGES. THIS RESTORATION SHALL BE SUBJECT TO THE OWNER'S APPROVAL; MOREOVER, THIS RESTORATION SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION TO THE CONTRACTOR. RESTORATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REGRASSING, REVEGETATION, REPLACING FENCES, REPLACING TREES, ETC.

14. THE EXISTING SPOT ELEVATIONS AND PLANIMETRIC DATA SHOWN TAKEN FROM SURVEY PREPARED BY HALFF ASSOCIATES, INC. SURFACE APPURTENANCES OF UNDERGROUND UTILITIES SHOWN ARE ALSO TAKEN FROM SAME SURVEY.

15. FOR PAVEMENT STRENGTH AND THICKNESS USE THE FOLLOWING: 5" 3000 PSI (5.5 SACK) IN PARKING AREAS WITH #3 GRADE 60 BARS AT 24" ON CENTER EACH WAY. 7" 4000 PSI (6.5 SACK MIX) IN TRUCK COURTS, FIRE LANES, DRIVE AISLES AND DUMPSTERS WITH #4 GRADE 60 BARS AT 18" ON CENTER EACH WAY.

16. ALL SIDEWALKS SHALL MAINTAIN 2% CROSS SLOPE MAXIMUM.

17. SLOPES ALONG SIDEWALKS IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 5%.

18. SLOPES WITHIN DESIGNATED HANDICAP AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.

19. FOR PAVING DETAILS, SEE CITY OF ROCKWALL STANDARD DETAILS.

20. SEE ARCHITECT AND STRUCTURAL PLANS FOR RETAINING WALL DETAILS AND SPECIFICATIONS WITHIN CITY OF ROCKWALL.

21. CONTACT ENGINEERING DIVISION AT LEAST 48 HOURS PRIOR TO WORK REQUIRING THE REMOVAL OR RELOCATION OF TRAFFIC SIGNS, TRAFFIC CONTROL EQUIPMENT OR OTHER TRAFFIC CONTROL APPURTENANCES WITHIN CITY OF ROCKWALL.

22. ACCESSIBLE PEDESTRIAN ROUTES ON PUBLIC RIGHTS-OF-WAY AND PRIVATE PROPERTY SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) AND TEXAS ACCESSIBILITY STANDARDS (TAS). DESIGN AND CONSTRUCTION OF ALL CURB RAMPS ON PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH TEXAS DEPARTMENT OF TRANSPORTATION STANDARD DETAIL PED-05, SHEETS 1 THROUGH 4. DESIGN AND CONSTRUCTION OF ALL SIDEWALKS SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL STANDARD DETAILS WITH PASSING AREAS HAVING A MINIMUM 5-FOOT BY 5-FOOT SIZE AT INTERVALS NOT EXCEEDING 200 FEET. CURB RAMPS THAT ARE PART OF ACCESSIBLE ROUTES ON PRIVATE PROPERTY MAY BE CONSTRUCTED IN ACCORDANCE WITH TXDOT STADARD DETAIL PED-05, SHEETS 1 THROUGH 4, OR MAY BE CONSTRUCTED IN ACCORDANCE WITH A DESIGN SUBMITTED AND APPROVED BY THE TEXAS DEPATMENT OF LICENSING AND REGULATION.

23. THE CONTRACTOR SHALL PARTICIPATE WITH THE CITY OF ROCKWALL IN A PUBLIC WORKS PRE-CONSTRUCTION MEETING AND A BUILDING INSPECTION PRE-CONSTRUCTION MEETING PRIOR TO MOBILIZATION AND CONSTRUCTION.

GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR, AND MUST OBTAIN PRIOR TO CONSTRUCTION, ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY THE CITY OF ROCKWALL.

2. ALL SITE WORK DETAILS SHALL BE DONE IN ACCORDANCE WITH THE STANDARD DETAILS OF THE CITY OF ROCKWALL AND CONFORM TO THE REQUIREMENTS OF THE PLANS AND CONTRACT DOCUMENTS.

3. EXISTING UTILITY LOCATIONS SHOWN ARE TAKEN FROM AVAILABLE RECORDS PROVIDED BY THE UTILITY OWNER AND FIELD LOCATIONS OF SURFACE APPURTENANCES. LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. SOME UTILITY LINES MAY NOT BE SHOWN. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATION AND PROTECTION OF EXISTING FACILITIES WHETHER SHOWN OR NOT. CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES, WHETHER SHOWN OR NOT, DAMAGED BY CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATION OF EXISTING UTILITIES SHALL NOT BE A BASIS FOR ADDITIONAL EXPENSE.

4. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO:
   A. PREVENT ANY DAMAGE TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC.
   B. PROVIDE ACCESS TO ALL DRIVES DURING CONSTRUCTION.
   C. PROTECT ALL UNDERGROUND UTILITIES TO REMAIN IN SERVICE.
   D. NOTIFY ALL UTILITY COMPANIES AND VERIFY LOCATION OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION WITHIN CITY OF ROCKWALL.

7. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLAN, AT LEAST 48 HOURS PRIOR TO ANY WORK IN CITY STREET. TRAFFIC CONTROL MEASURES SHALL CONFORM TO PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL MEASURES SHALL BE INSTALLED FOR ANY WORK ACTIVITY THAT TAKES PLACE ON OR ADJACENT TO ANY CITY STREET OR ROADWAY. THE CITY ENGINEER MAY REQUIRE THE TRAFFIC CONTROL PLAN TO BE DESIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF TEXAS.

8. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATIONS FOR TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION. THESE PLANS SHALL BE SEALED BY AN ENGINEER EXPERIENCED IN THE DESIGN OF TRENCH SAFETY SYSTEMS AND LICENSED BY THE STATE OF TEXAS. SUBMIT PLAN TO THE OWNER PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION.

9. CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PONDING OF WATER IN STREETS, DRIVES, TRUCK COURTS, TRENCHES, ETC., WILL NOT BE ALLOWED.

10. PAVEMENT REMOVAL AND REPAIR FOR DRIVEWAYS SHALL CONFORM TO THE CITY OF ROCKWALL REQUIREMENTS. ALL SAWCUTS SHALL BE FULL DEPTH CUTS. CONTRACTOR SHALL MAKE EFFORTS TO PROTECT CONCRETE AND/OR ASPHALT EDGES. ANY LARGE SPALLED OR BROKEN EDGES SHALL BE REMOVED BY SAWCUTTING PAVEMENT PRIOR TO REPLACEMENT.

11. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS SHALL BE RESTORED BY THE CONTRACTOR TO AT LEASE THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENTS WERE IN PRIOR TO THE DAMAGES. THIS RESTORATION SHALL BE SUBJECT TO THE OWNER'S APPROVAL; MOREOVER, THIS RESTORATION SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION TO THE CONTRACTOR. RESTORATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REGRASSING, REVEGETATION, REPLACING FENCES, REPLACING TREES, ETC.

12. CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICE AT ALL TIMES DURING CONSTRUCTION.

13. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES AND ADJUSTMENT OF EXISTING SANITARY SEWER CLEANOUTS, WATER METERS AND ANY OTHER APPURTENANCES TO NEW GRADE AS REQUIRED.

14. ONSITE PLANAMETRIC, TOPOGRAPHIC AND BOUNDARY DATA TAKEN FROM SURVEY BY HALFF ASSOCIATES, INC.

15. THE CONTRACTOR SHALL ADMINISTER SPRINKLERS FOR DUST CONTROL, EARTHWORK OR BASE CONSTRUCTION AS REQUIRED OR AS DIRECTED BY THE ENGINEER IN ACCORDANCE WITH TXDOT SPECIFICATIONS ITEM 204.

16. CONTRACTOR'S WORK SHALL INCLUDE PAVEMENT REMOVAL AND DISPOSAL REQUIRED FOR NEW WALK, DRIVE, CURB, GUTTER AND OTHER GRADING FEATURES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION, INSPECTION AND TESTING REQUIRED BY THE OWNER AND/OR THE CITY OF ROCKWALL.

17. ALL SIDEWALKS SHALL MAINTAIN 2% CROSS SLOPE MAXIMUM.

18. SLOPES ALONG SIDEWALK IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 5%.

19. SLOPES WITHIN DESIGNATED HANDICAP AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.

20. 4:1 IS THE MAXIMUM ALLOWABLE SLOPE WITHIN THE EARTHEN AREAS. (1.0% MIN SLOPE ALLOWED IN AREA)

21. SITE GRADING AND PAVEMENT SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT NO. 22076, PREPARED BY REED ENGINEERING GROUP, DATED DECEMBER 2017.

22. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE INDICATED.

23. SLOPE WITHIN ROW SHALL MAINTAIN 1/4" PER FOOT.

1. ALL MANHOLES SHALL BE ROWEN LINED OR APPROVED EQUAL INCLUDING EXISTING MANHOLES BEING USED.

2. CONTRACTOR TO INSTALL BLUE EMS DISKS ON THE WATERLINE EVERY 250', EVERY VALVE, CHANGE IN DIRECTION, FIRE HYDRANTS AND SERVICE CONNECTION.

3. CONTRACTOR TO INSTALL GREEN EMS DISKS ON THE PUBLIC SEWER LINE AT EVERY MANHOLE, CLEANOUT, SERVICE CONNECTION, AND CHANGE IN DIRECTION.

4. ALL WATER LINES 12" OR LESS TO BE DR14 (PC305) AND LARGER THAN 12" DR 18 (PC235).

5. ALL DISTURBED AREAS TO HAVE 75-80% 1" IN HEIGHT GRASS (NOT WINTER RYE OR WEEDS) COVERS PRIOR TO CITY ACCEPTANCE AND CERTIFICATE OF OCCUPANCY.

6. ALL PUBLIC ROW WILL BE SODDED PRIOR TO CITY ACCEPTANCE AND CERTIFICATE OF OCCUPANCY.

7. ALL GENERAL FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITH A SHEEPSFOOT ROLLER IN NO MORE THAN 8" LIFTS. MECHANICAL TAMPING IS ALLOWED FOR TRENCH BACKFILL.

8. NO PAVING OPERATIONS, INCLUDING SLAB, ARE ALLOWED UNTIL THE DETENTION POND IS FULLY INSTALLED WITH EROSION PROTECTION ON SIDES AND BOTTOM, SOD OR ANCHORED SEEDED ****

9. ALL WALLS TO BE ROCK OR STONE.

10. NO WALLS OFFSITE OR IN UTILITY EASEMENT.

11. ALL WALLS 3' OR TALLER TO BE ENGINEERED (SIGNED/SEALED) DESIGN AND REVIEWED BY CITY.

RECORD DRAWING

NOVEMBER 24, 2020

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ENGINEER OF RECORD
DYLAN B. HEDRICK
HALFF ASSOCIATES, INC. TBPE FIRM F-312
DATE: NOVEMBER 24, 2020

ROCKWALL URBAN + INDUSTRIAL CENTER

END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF

Revision No.	Date	Description

Project No.:	38050
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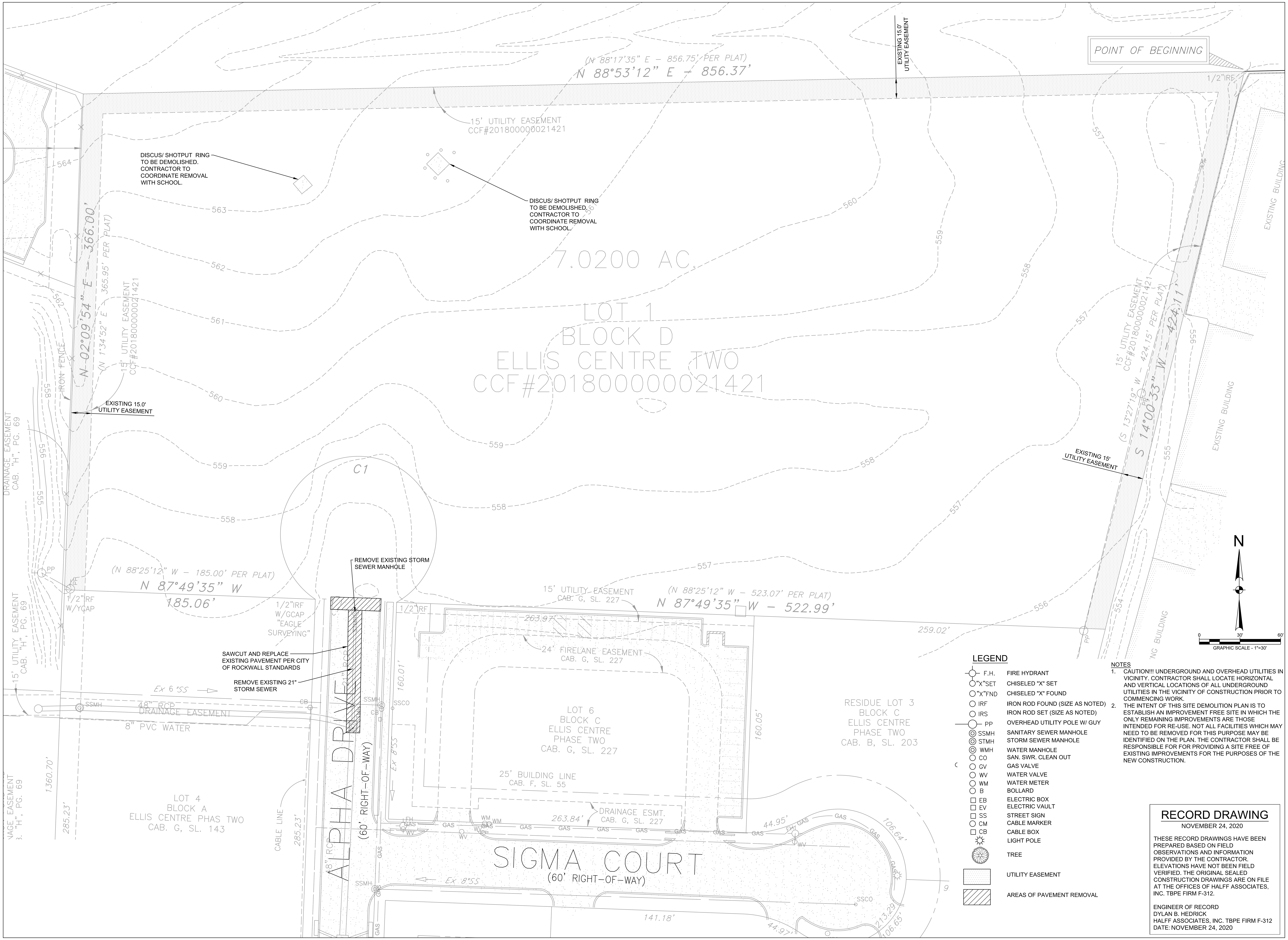
Scale:	AS SHOWN

Sheet Title

GENERAL NOTES

C0.01

Sheet Number



LEGEND

Symbol	Description
F.H.	FIRE HYDRANT
"X"SET	CHISELED "X" SET
"X"FND	CHISELED "X" FOUND
IRF	IRON ROD FOUND (SIZE AS NOTED)
IRS	IRON ROD SET (SIZE AS NOTED)
PP	OVERHEAD UTILITY POLE W/ GUY
SSMH	SANITARY SEWER MANHOLE
STMH	STORM SEWER MANHOLE
WMH	WATER MANHOLE
CO	SAN. SWR. CLEAN OUT
GV	GAS VALVE
WV	WATER VALVE
WM	WATER METER
B	BOLLARD
EB	ELECTRIC BOX
EV	ELECTRIC VAULT
SS	STREET SIGN
CM	CABLE MARKER
CB	CABLE BOX
	LIGHT POLE
	TREE
	UTILITY EASEMENT
	AREAS OF PAVEMENT REMOVAL

NOTES

1. CAUTION!!! UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR SHALL LOCATE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES IN THE VICINITY OF CONSTRUCTION PRIOR TO COMMENCING WORK.
2. THE INTENT OF THIS SITE DEMOLITION PLAN IS TO ESTABLISH AN IMPROVEMENT FREE SITE IN WHICH THE ONLY REMAINING IMPROVEMENTS ARE THOSE INTENDED FOR RE-USE. NOT ALL FACILITIES WHICH MAY NEED TO BE REMOVED FOR THIS PURPOSE MAY BE IDENTIFIED ON THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOR PROVIDING A SITE FREE OF EXISTING IMPROVEMENTS FOR THE PURPOSES OF THE NEW CONSTRUCTION.

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END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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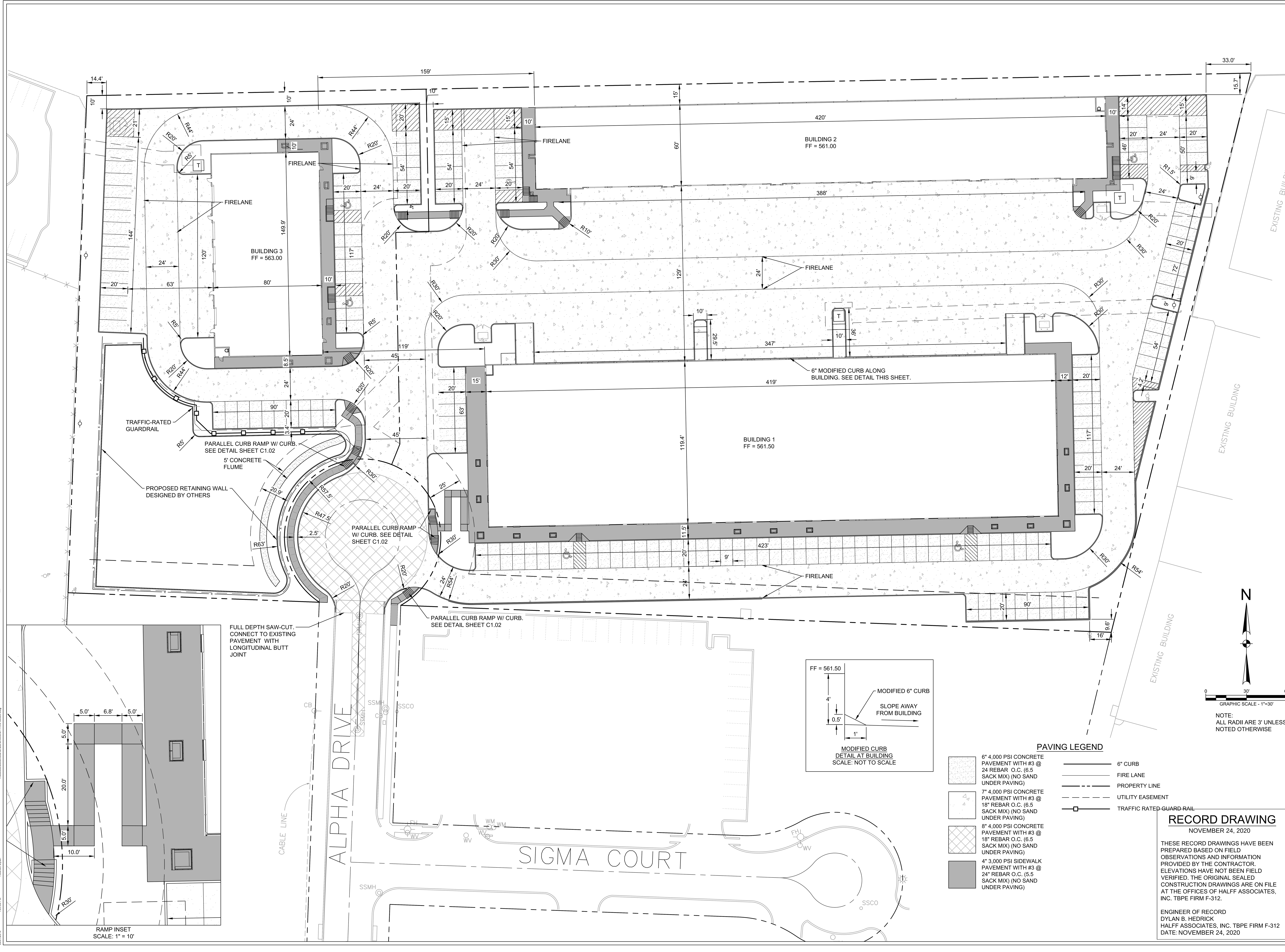
DEMOLITION PLAN

C0.02

Sheet Number



NOTE:
ALL RADII ARE 3' UNLESS NOTED OTHERWISE

PAVING LEGEND

- 6" 4,000 PSI CONCRETE PAVEMENT WITH #3 @ 24 REBAR O.C. (6.5 SACK MIX) (NO SAND UNDER PAVING)
- 7" 4,000 PSI CONCRETE PAVEMENT WITH #3 @ 18" REBAR O.C. (6.5 SACK MIX) (NO SAND UNDER PAVING)
- 8" 4,000 PSI CONCRETE PAVEMENT WITH #3 @ 18" REBAR O.C. (6.5 SACK MIX) (NO SAND UNDER PAVING)
- 4" 3,000 PSI SIDEWALK PAVEMENT WITH #3 @ 24" REBAR O.C. (5.5 SACK MIX) (NO SAND UNDER PAVING)

- 6" CURB
- FIRE LANE
- PROPERTY LINE
- UTILITY EASEMENT
- TRAFFIC RATED GUARD RAIL

RECORD DRAWING

NOVEMBER 24, 2020

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ENGINEER OF RECORD
DYLAN B. HEDRICK
HALFF ASSOCIATES, INC. TBPE FIRM F-312
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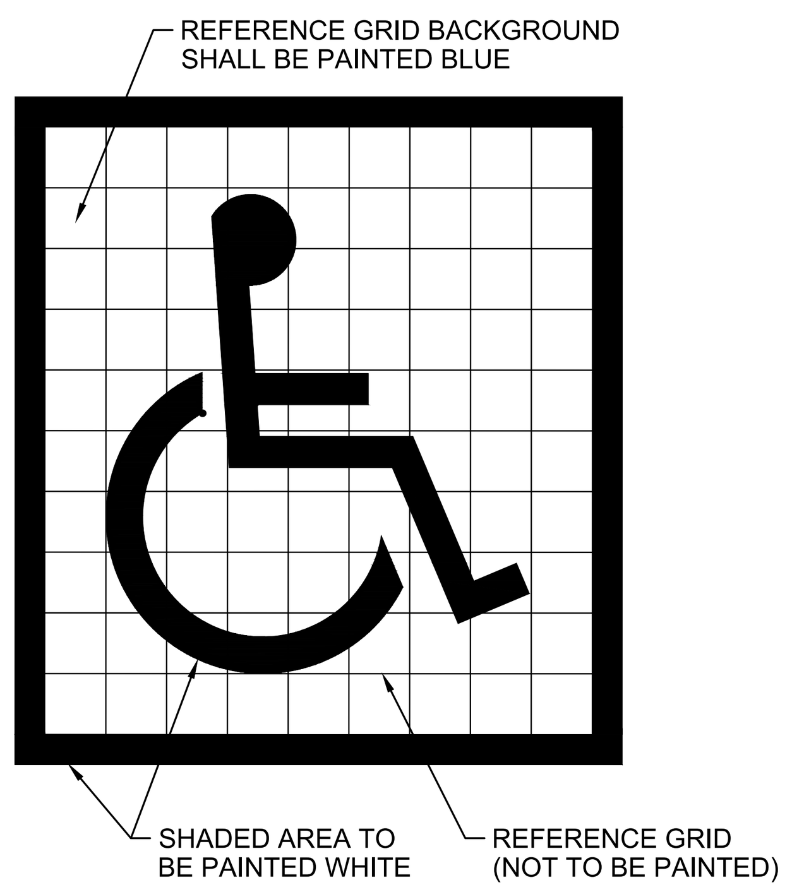
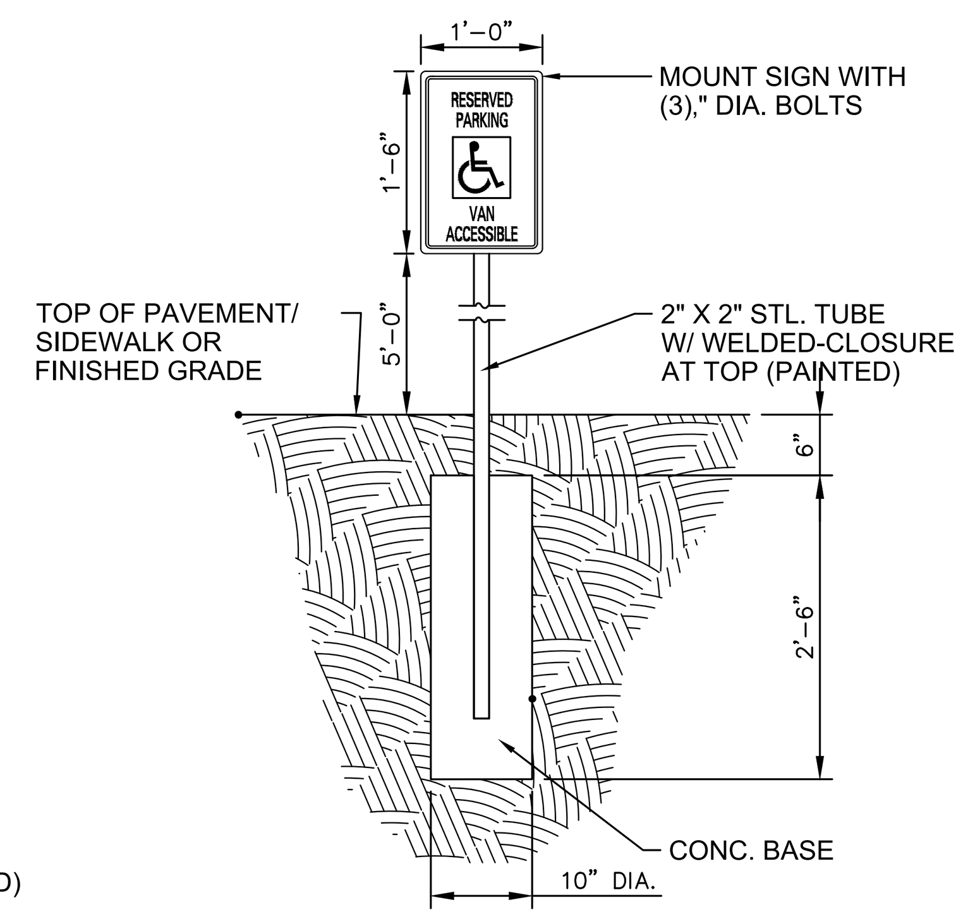
Sheet Title
PAVING & DIMENSIONAL CONTROL PLAN

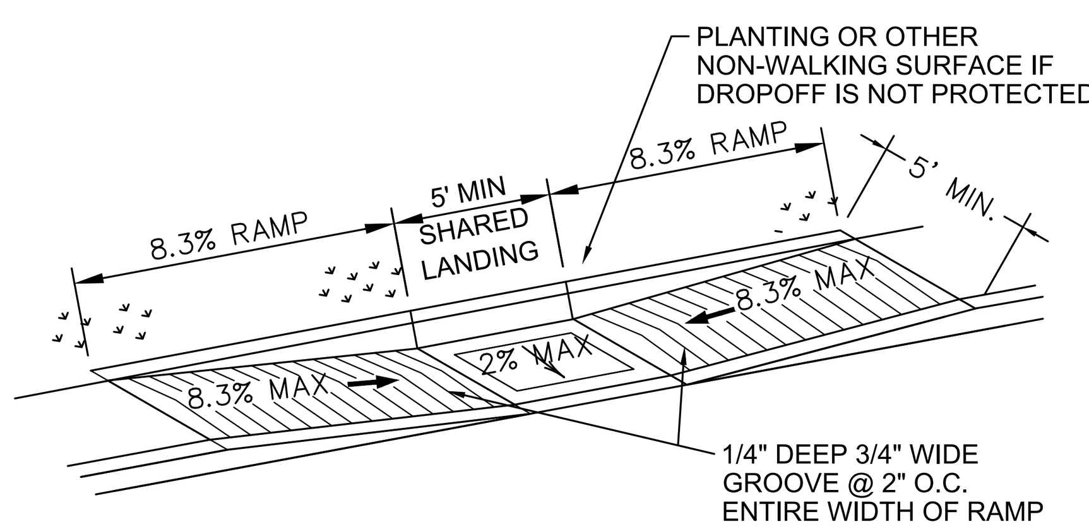
C1.01
Sheet Number



01 H.C. PARKING SYMBOL
N.T.S.



02 H.C. PARKING SIGN
N.T.S.



03 PARALLEL CURB RAMP W/CURB
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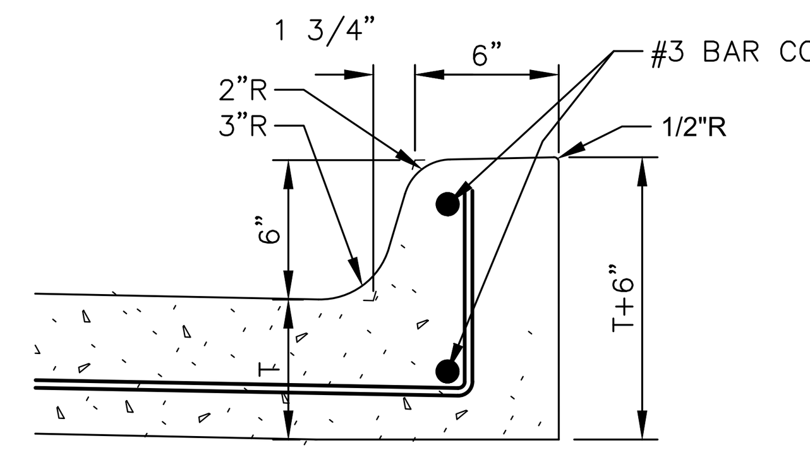
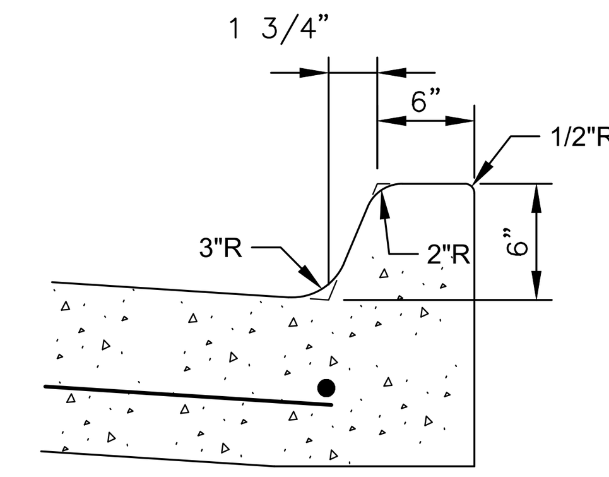
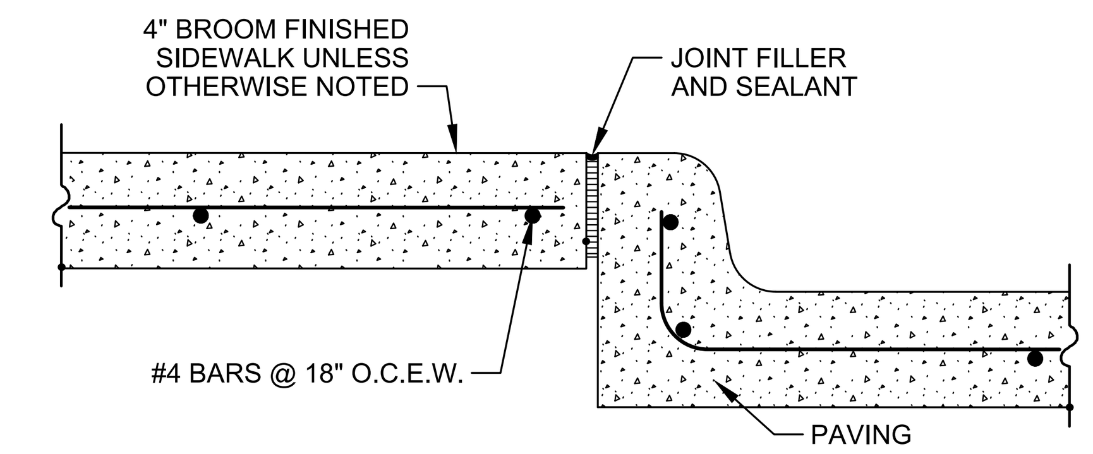


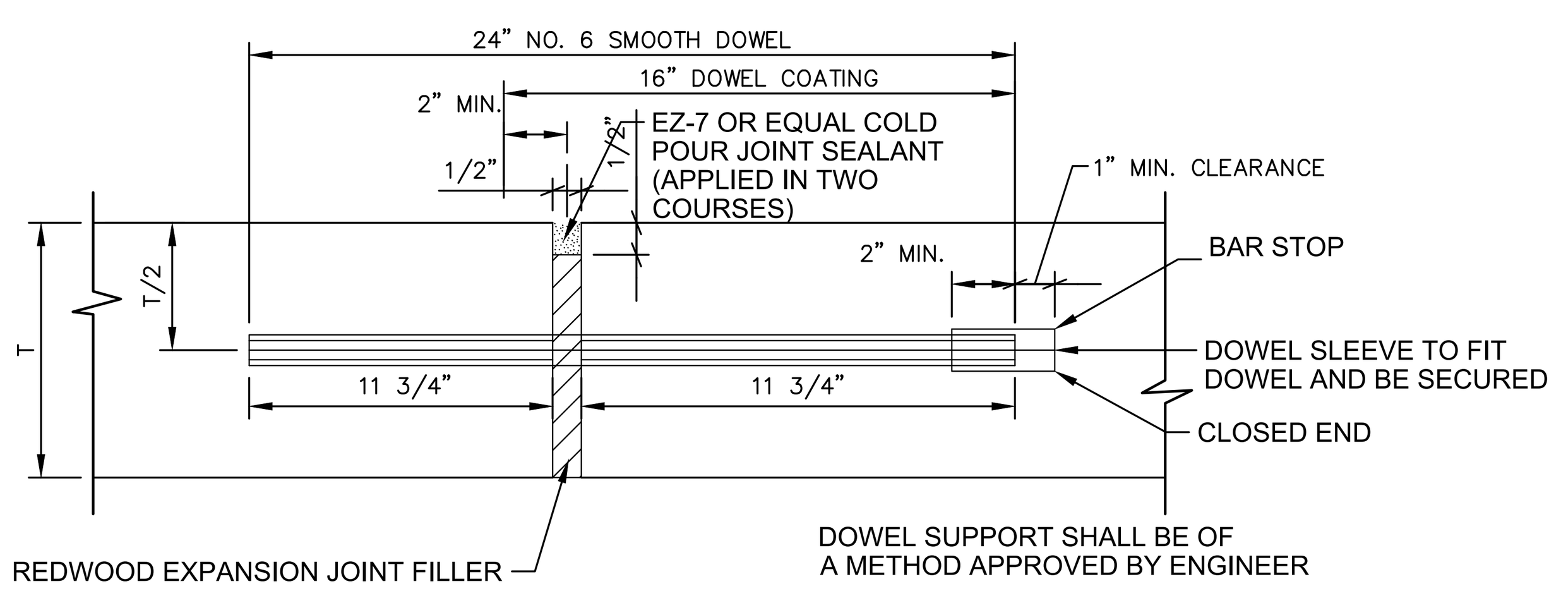
04 INTEGRAL CURB DETAIL
N.T.S.



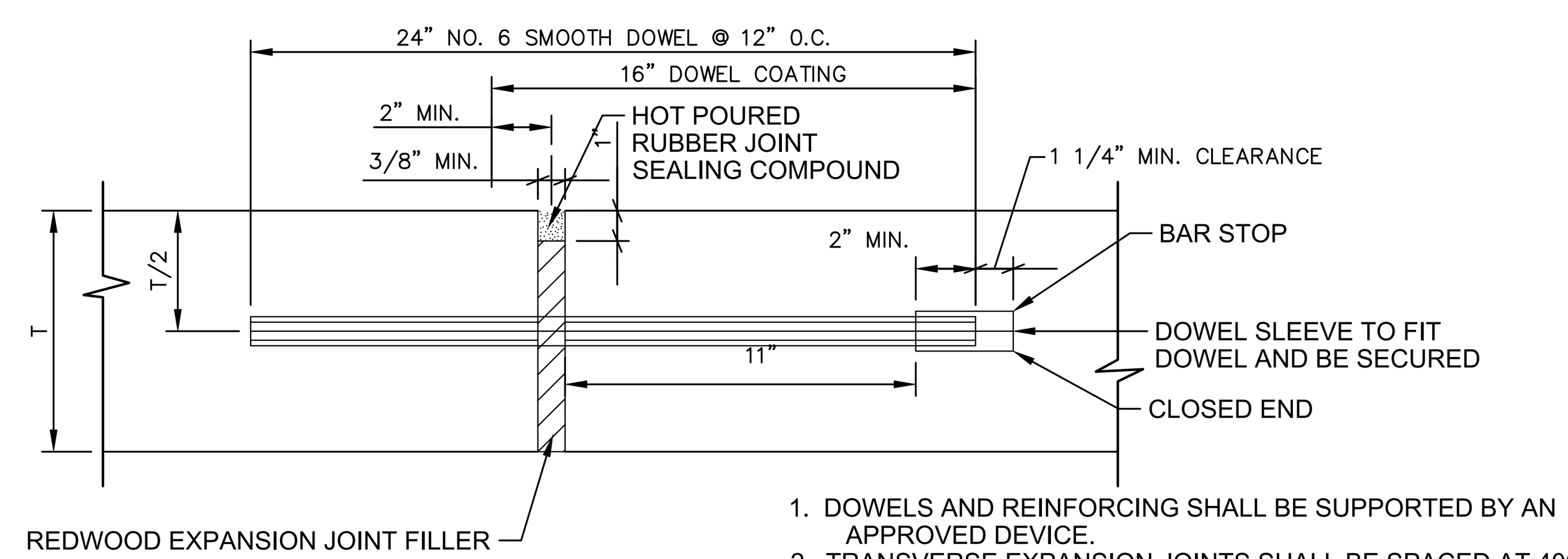
05 MONOLITHIC CURB
N.T.S.



06 TYPICAL CURB JOINT (PRIVATE)
N.T.S.

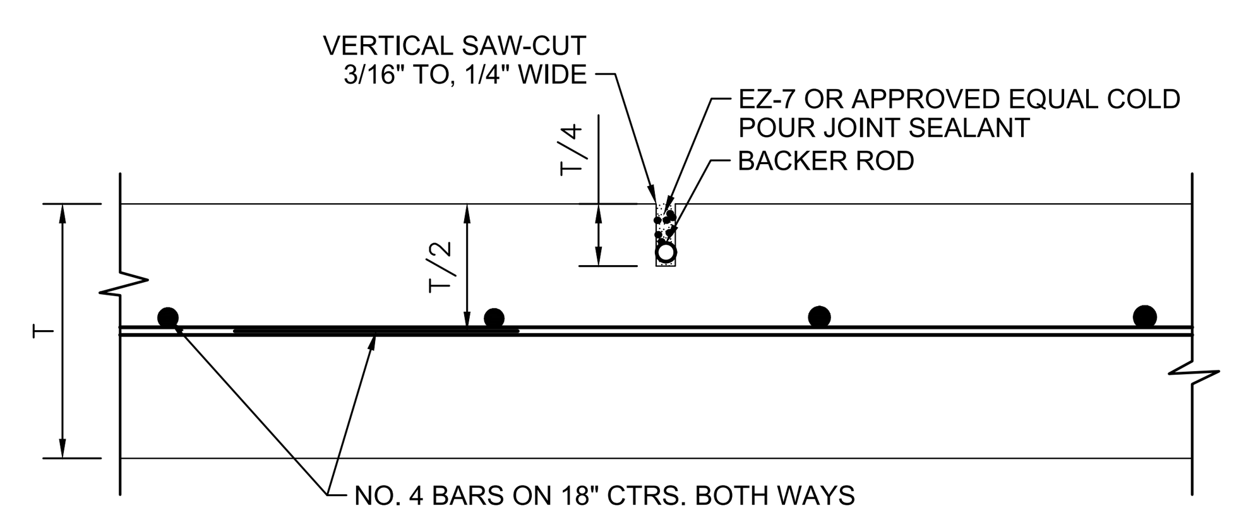


07 EXPANSION JOINT
N.T.S.

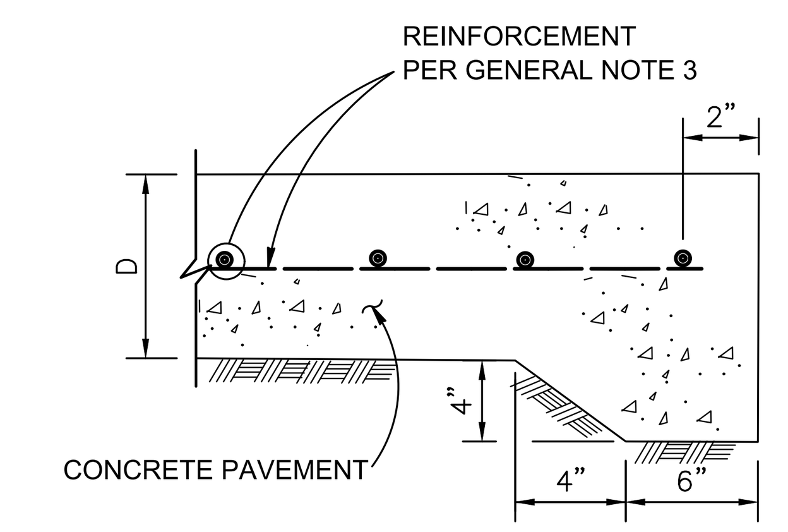


1. DOWELS AND REINFORCING SHALL BE SUPPORTED BY AN APPROVED DEVICE.
2. TRANSVERSE EXPANSION JOINTS SHALL BE SPACED AT 400 FEET MAXIMUM AND AT ALL INTERSECTIONS.

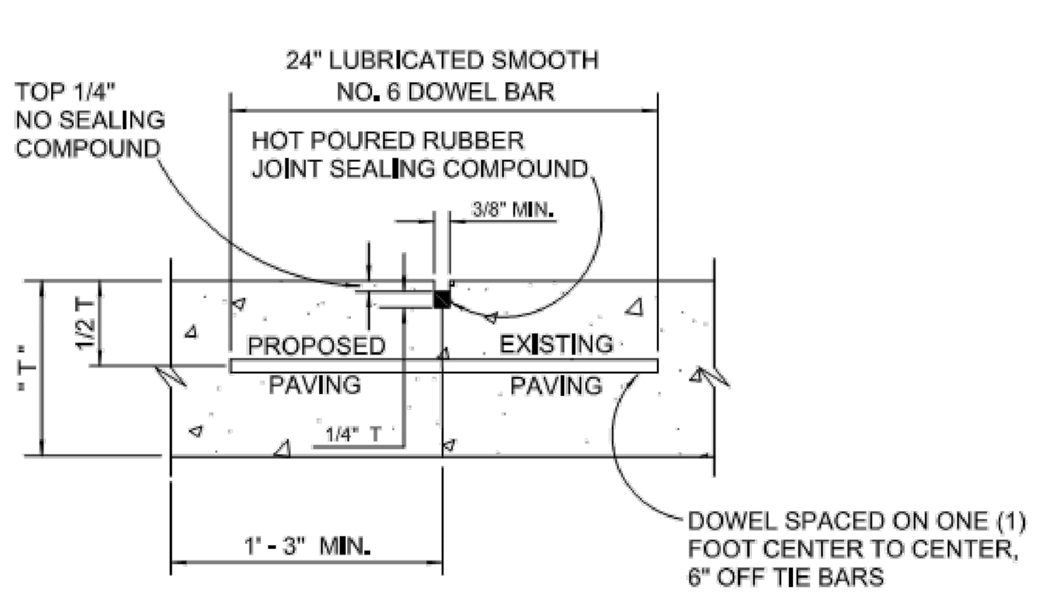
08 TRANSVERSE EXPANSION JOINT
N.T.S.



09 SAWED DUMMY JOINT
N.T.S.



10 STANDARD CONCRETE PAVING HEADER
N.T.S.



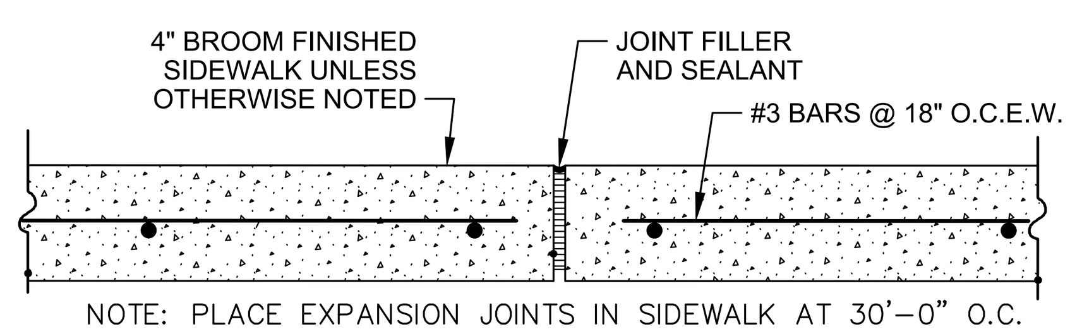
NOTES: T = PAVEMENT

1. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
2. 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.

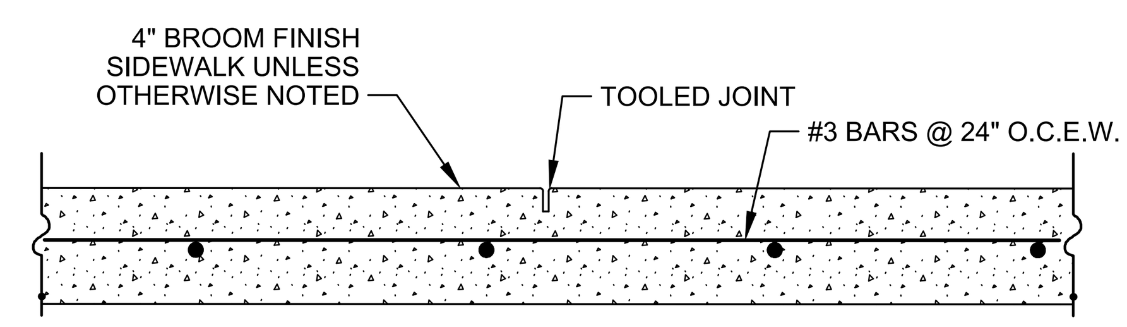
LONGITUDINAL BUTT JOINT
NOT TO SCALE

REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL	DATE	DRAWING NO.
LONGITUDINAL BUTT JOINT		OCT. '17	R–2051

Page 267



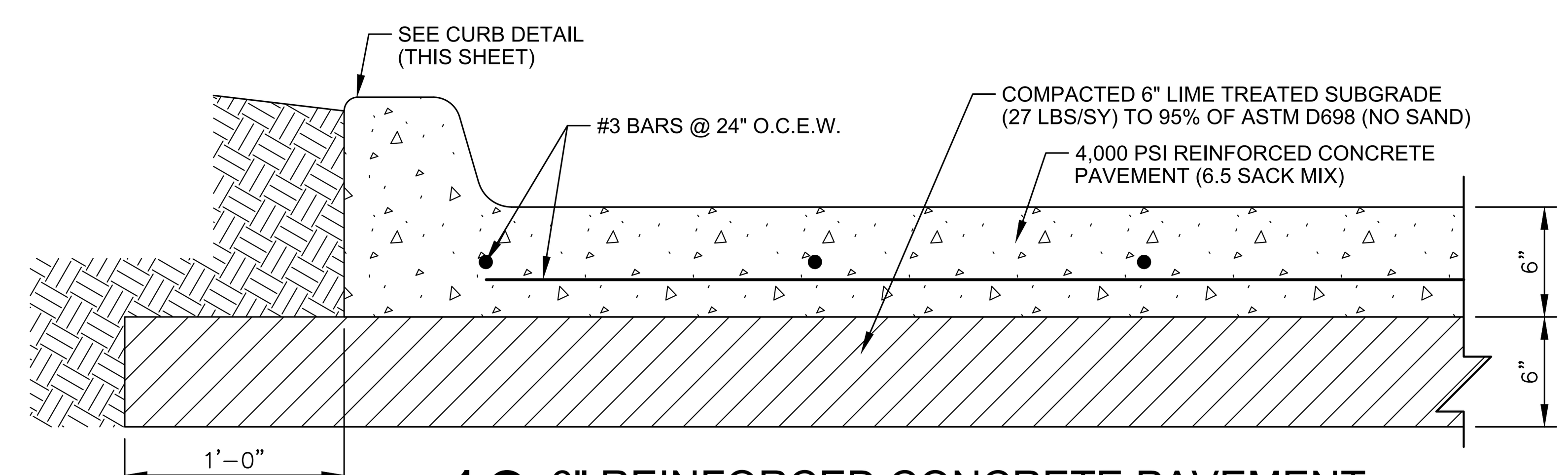
11 SIDEWALK EXPANSION JOINT
N.T.S.



NOTE: PLACE CONTROL JOINTS IN SIDEWALK EVERY 6'-0" O.C. UNLESS OTHERWISE NOTED.

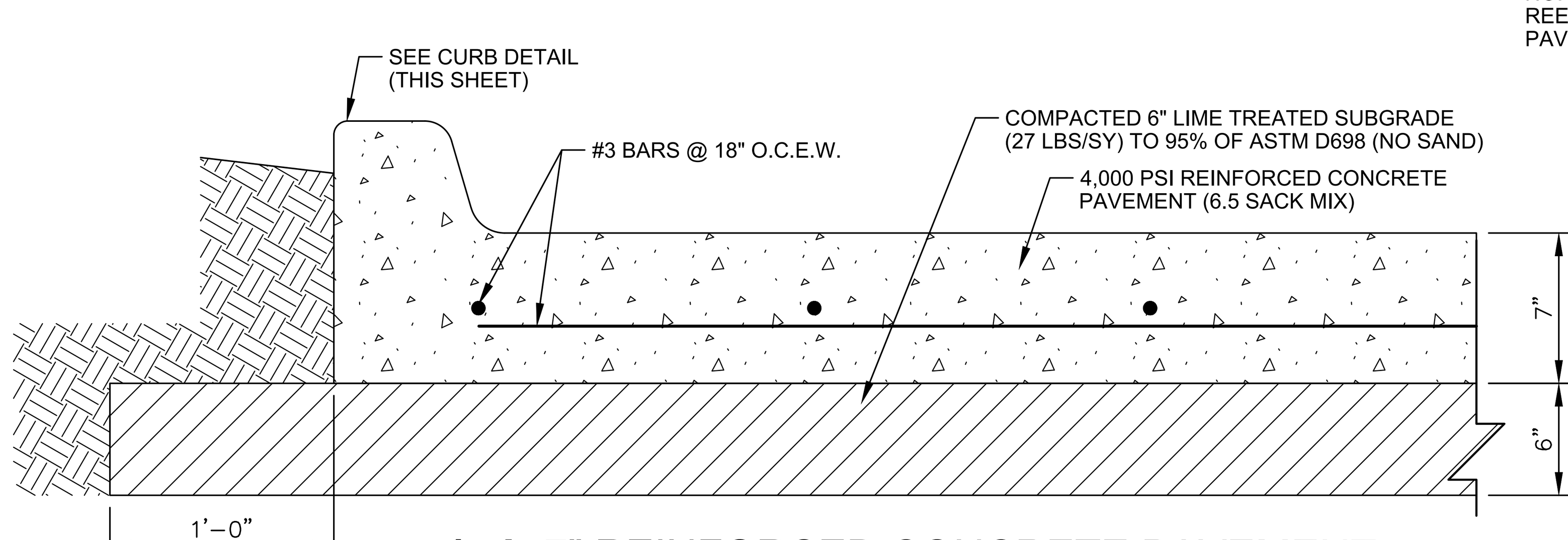
NOTE: NO SAND UNDER PAVEMENT.

12 SIDEWALK CONTROL JOINT
N.T.S.

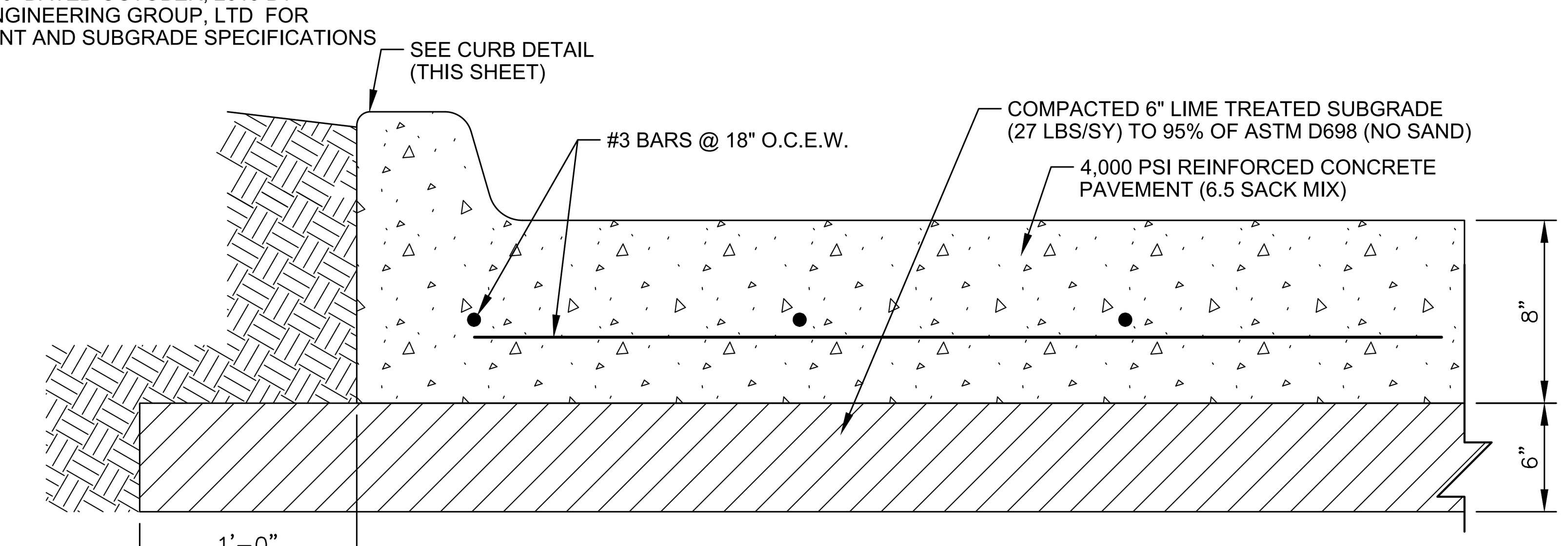


13 6" REINFORCED CONCRETE PAVEMENT
N.T.S.

NOTE: SEE GEOTECHNICAL ENGINEERING REPORT NO. 23160 DATED OCTOBER, 2019 BY REED ENGINEERING GROUP, LTD FOR PAVEMENT AND SUBGRADE SPECIFICATIONS



14 7" REINFORCED CONCRETE PAVEMENT
N.T.S.



15 8" REINFORCED CONCRETE PAVEMENT
N.T.S.

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NOVEMBER 24, 2020

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ENGINEER OF RECORD
DYLAN B. HEDRICK
HALFF ASSOCIATES, INC. TBPE FIRM F-312
DATE: NOVEMBER 24, 2020

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HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
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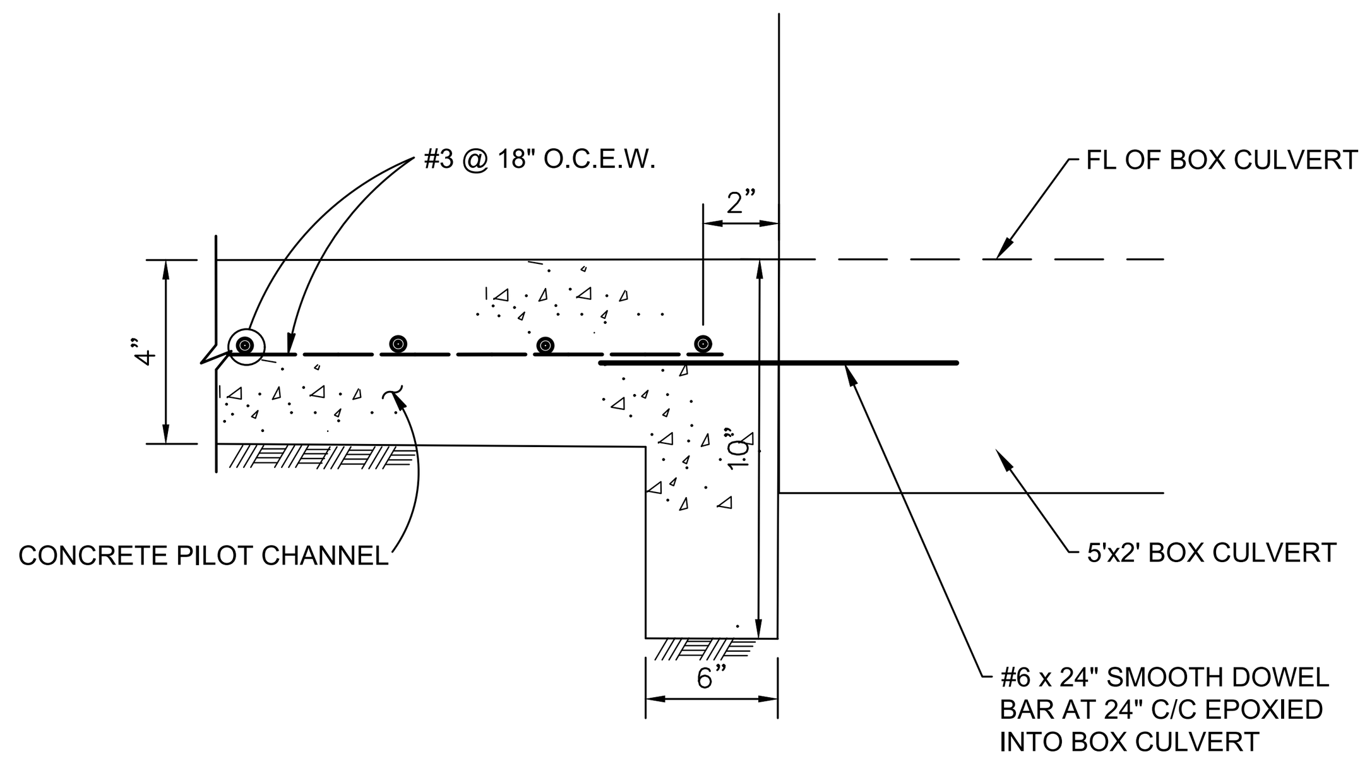
PAVING DETAILS

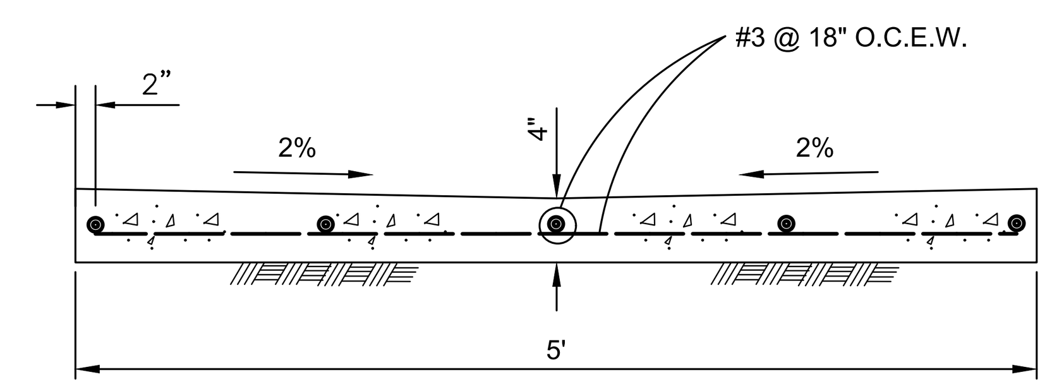
C1.02

Sheet Number



16 CONCRETE PILOT CHANNEL TO CULVERT CONNECTION DETAIL

N.T.S.



17 CONCRETE PILOT CHANNEL DETAIL

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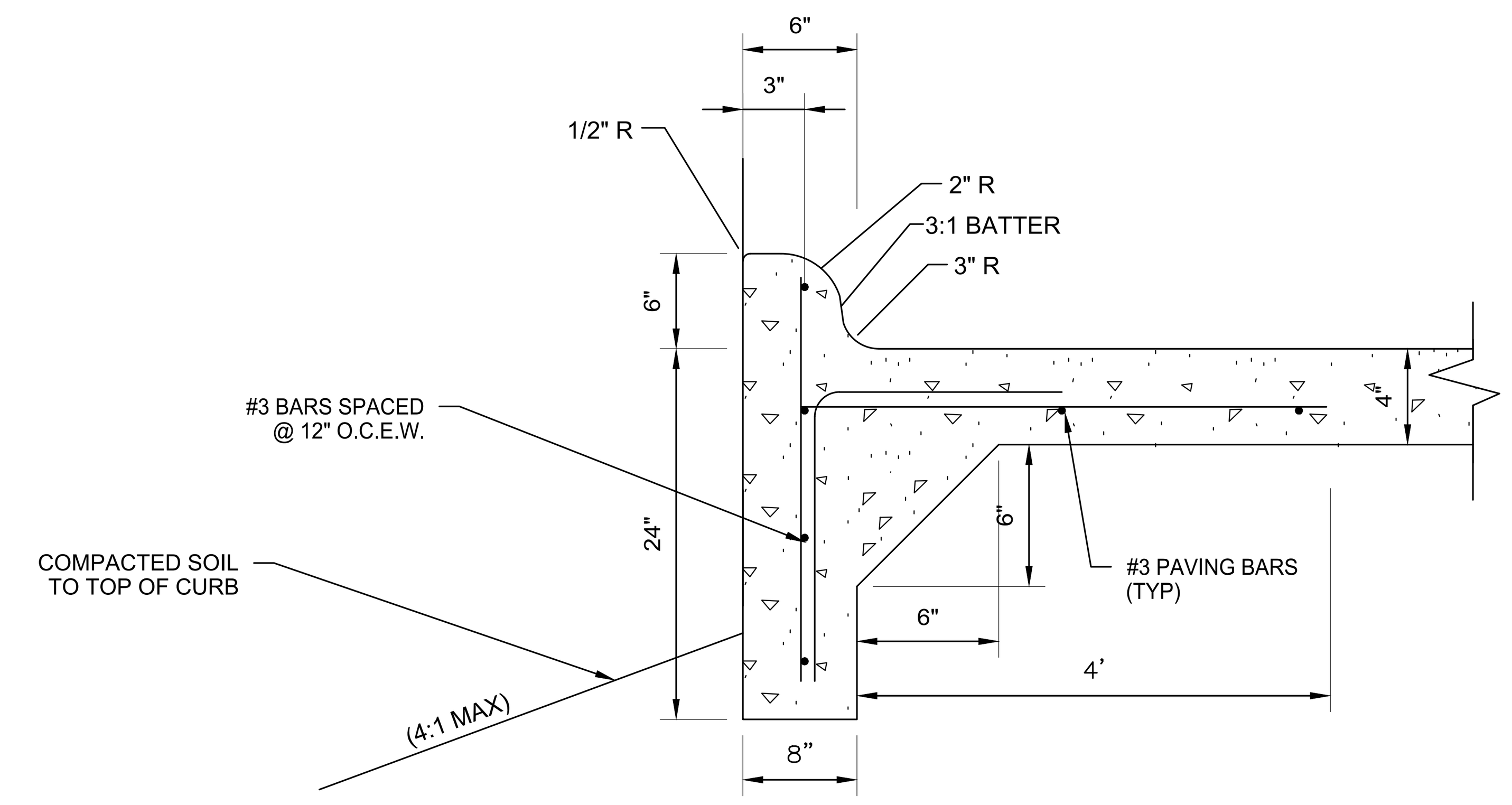
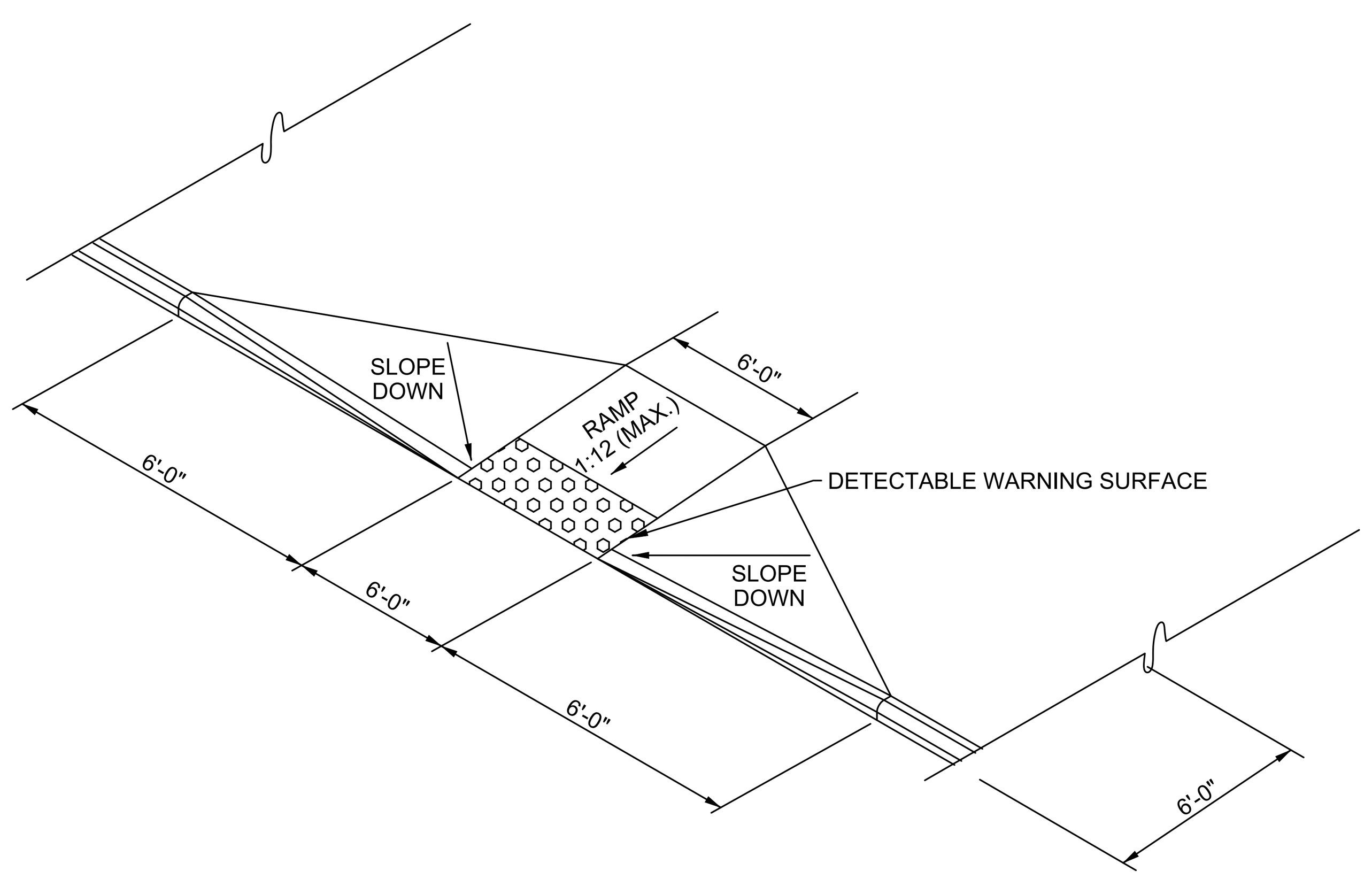


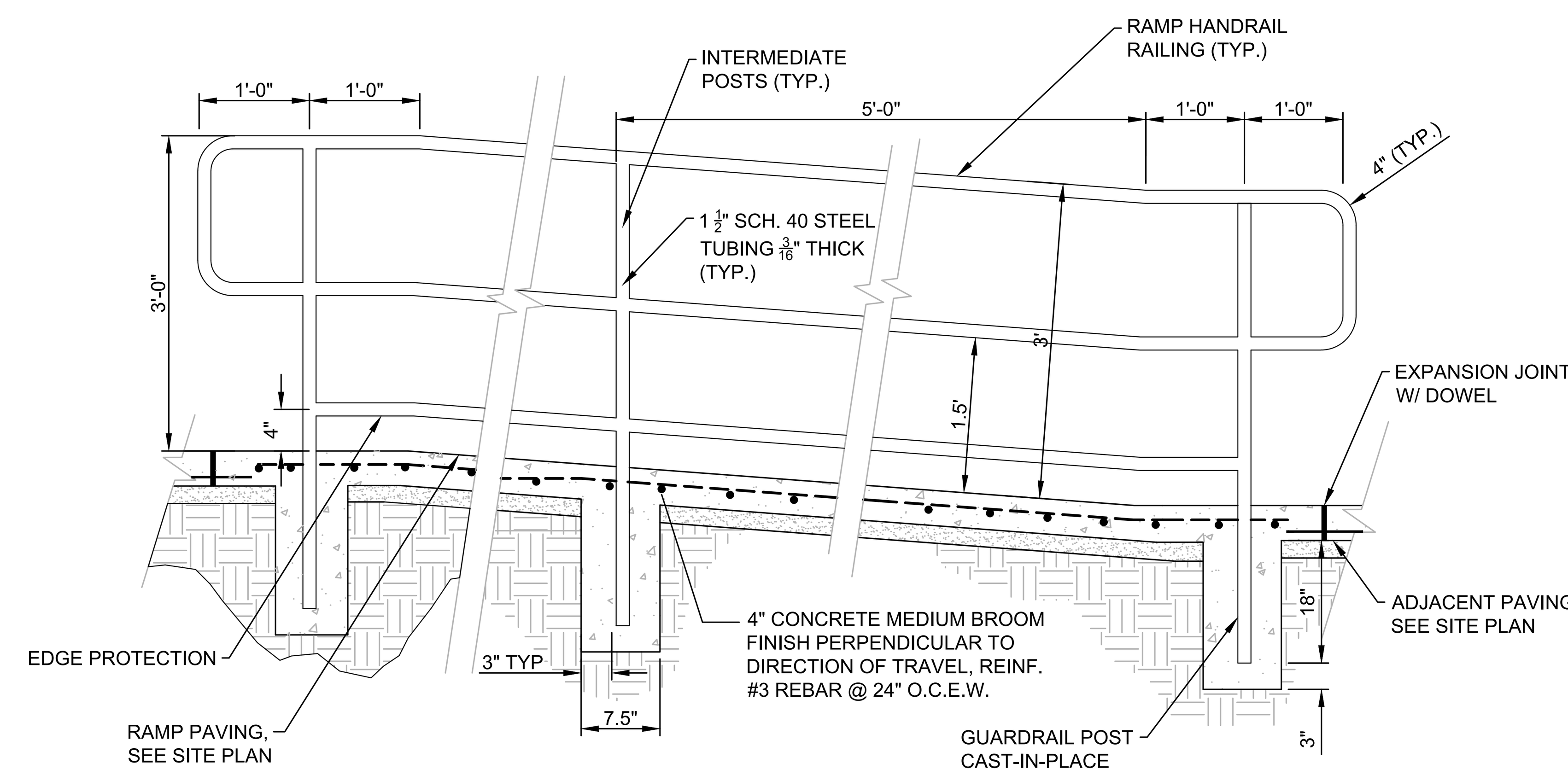
18 6" INTEGRAL CURB W/ TOE DOWN

N.T.S.



19 CURB RAMP

N.T.S.



20 SWITCHBACK RAMP AND HANDRAIL DETAIL

N.T.S.

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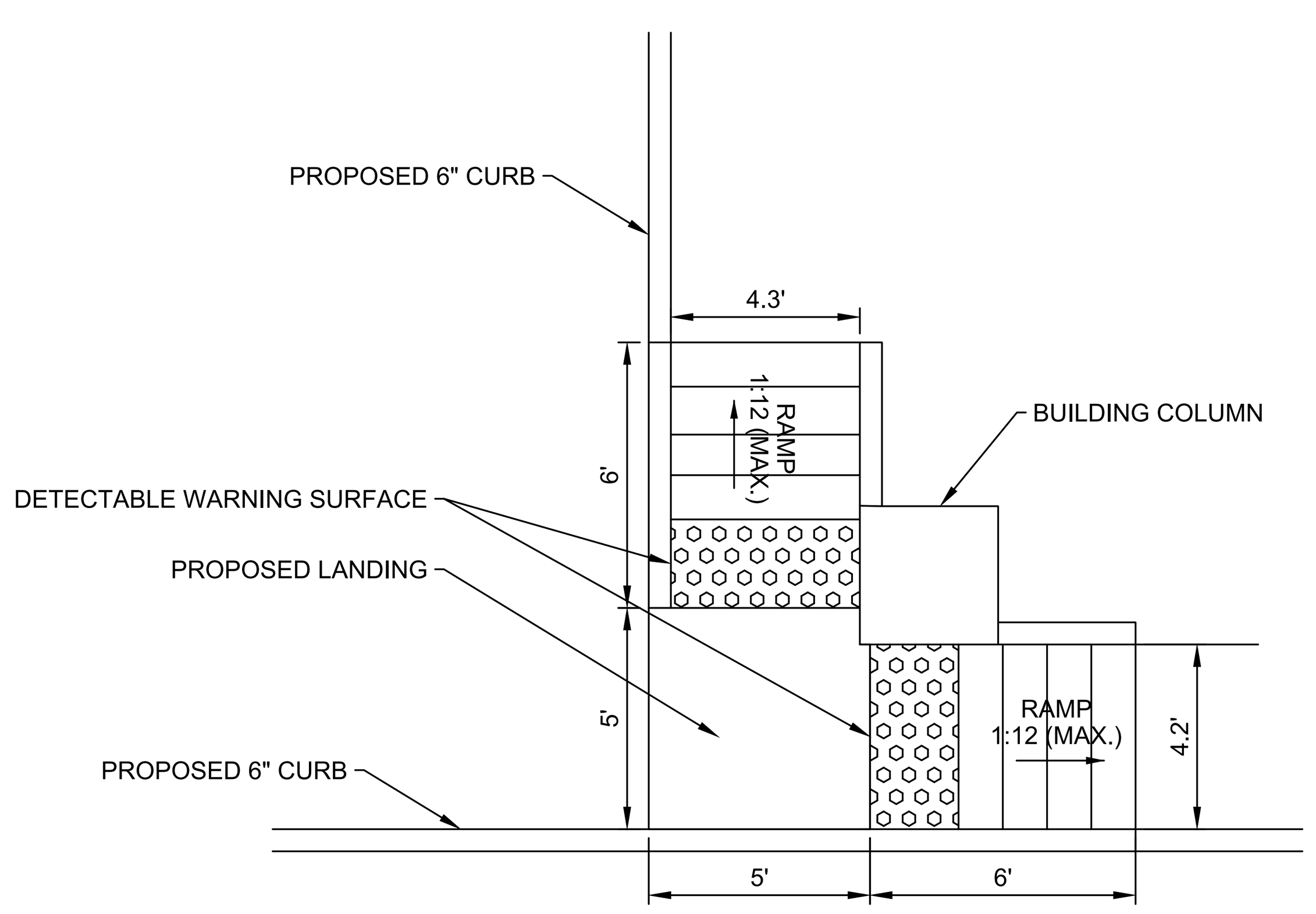
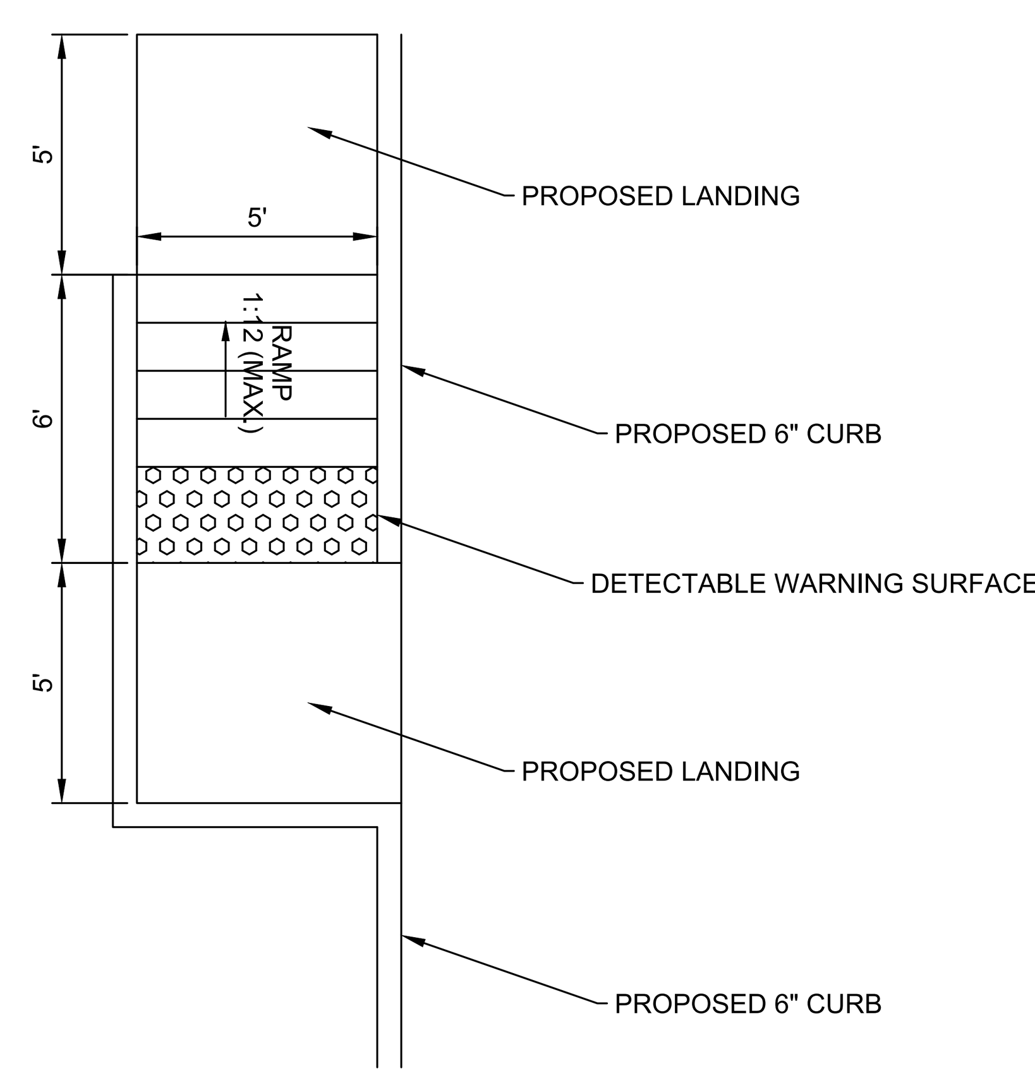


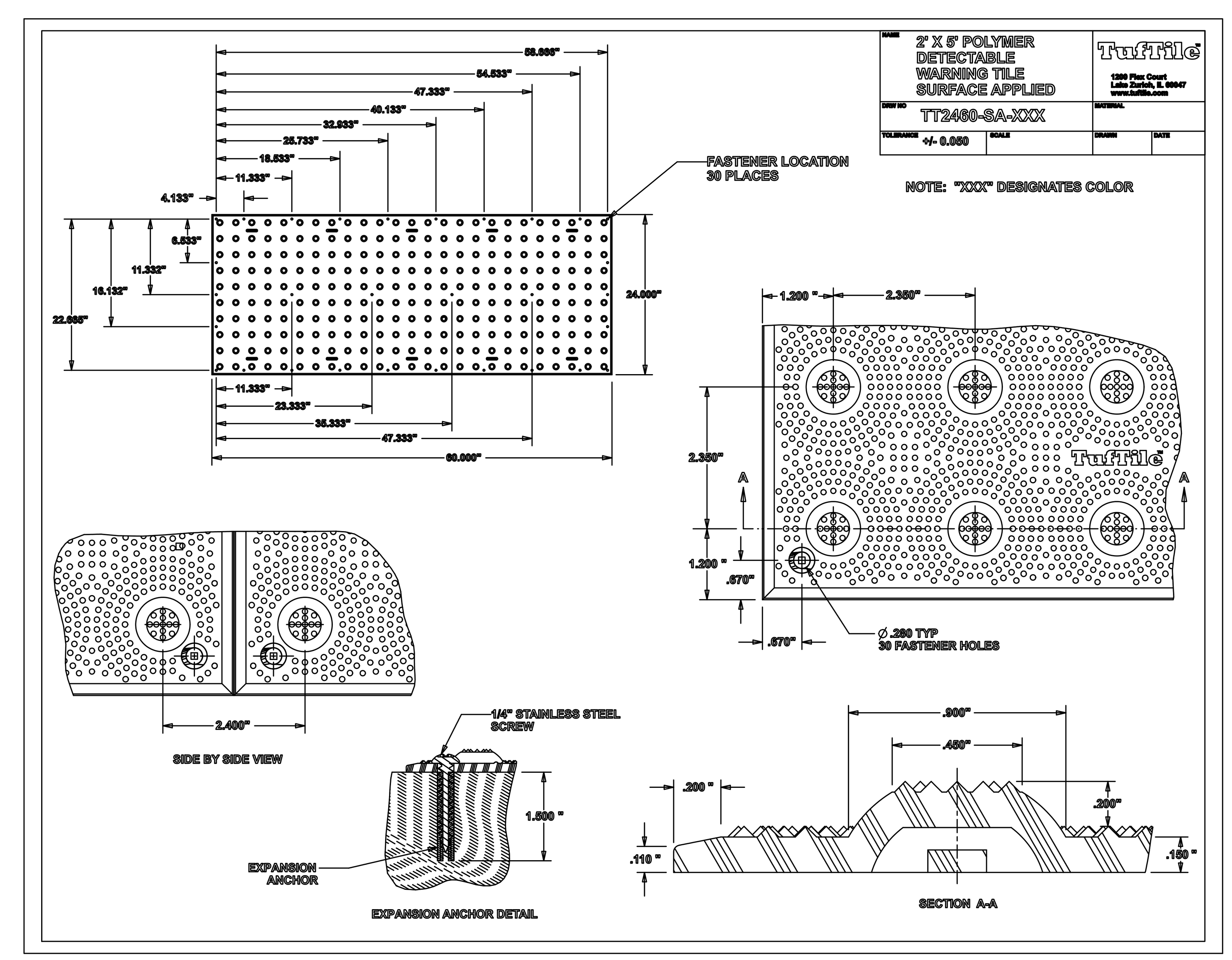
21 CURB RAMP AT BUILDING 2

N.T.S.



22 CURB RAMP AT BUILDING 3

N.T.S.



23 DETECTIBLE WARNING SURFACE DETAIL

N.T.S. (SURFACE MAY TUFTILE OR APPROVED EQUAL)

ROCKWALL URBAN + INDUSTRIAL CENTER

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PAVING DETAILS

C1.03

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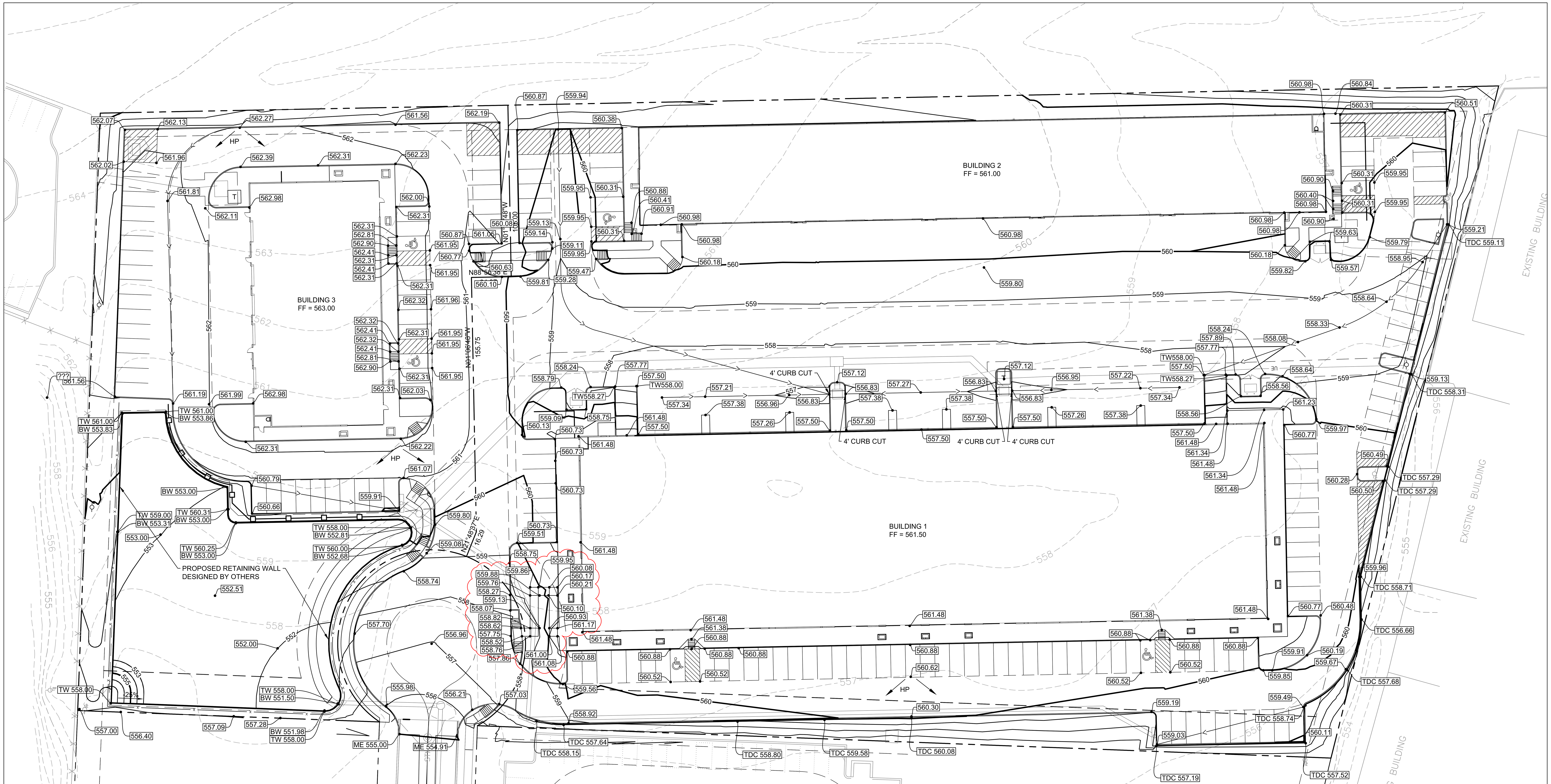

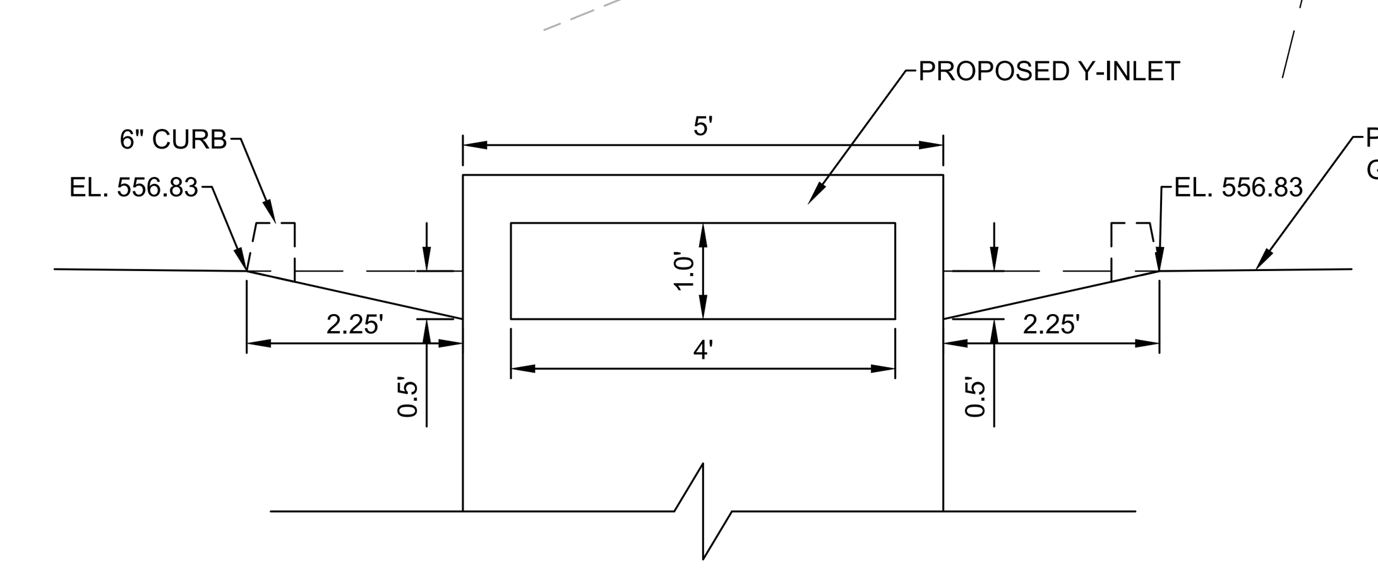

GRADING AT Y-INLET IN TRUCK COURT DETAIL
SCALE: NOT TO SCALE

NOTE:

1. ALL GENERAL FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITH A SHEEPSFOOT ROLLER IN NO MORE THAN 8" LIFTS. MECHANICAL TAMPING IS ALLOWED FOR TRENCH BACKFILL.
2. NO PAVING OPERATIONS, INCLUDING SLAB, ARE ALLOWED UNTIL THE DETENTION POND IS FULLY INSTALLED WITH EROSION PROTECTION ON SIDES AND BOTTOM.
3. ALL WALLS TO BE ROCK OR STONE FACED.
4. NO WALLS OFFSITE OR IN UTILITY EASEMENT.
5. ALL WALLS 3' OR TALLER TO BE ENGINEERED AND REVIEWED BY CITY.
6. ALL CURBS TALLER THAN 6" TO BE ROCK OR STONE FACED.

0 15 30 60
SCALE: 1"=30'

RECORD DRAWING

NOVEMBER 24, 2020

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ENGINEER OF RECORD
DYLAN B. HEDRICK
HALFF ASSOCIATES, INC. TBPE FIRM F-312
DATE: NOVEMBER 24, 2020

LEGEND

Symbol	Description
— — - —	PROPERTY LINE
- - - -	EASEMENT LINE
555	EXISTING CONTOUR
555	PROPOSED MAJOR CONTOUR
557	PROPOSED MINOR CONTOUR
557.0	PROPOSED SPOT ELEVATION
TDC 557.10	PROPOSED ELEVATION AT TOE DOWN CURB
TW 558.00	PROPOSED ELEVATION AT TOP OF WALL
BW 551.50	PROPOSED ELEVATION AT BOTTOM OF WALL
→	PROPOSED FLOW ARROW
— · —	PROPOSED SWALE
HP	HIGHPOINT
ME	MATCH EXISTING GRADE

ROCKWALL URBAN + INDUSTRIAL CENTER
END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

Project No.:	38050
Issued:	NOVEMBER 2020
Drawn By:	REP
Checked By:	DBH
Scale:	AS SHOWN

Sheet Title
GRADING PLAN

C2.01
Sheet Number

5-YEAR STORM

Areas Drained												
Area ID	Total Drainage Area	Parks or Open Area (C=0.35)	Residential (C=0.5)	Comm. (C=0.9)	Weighted Runoff Coefficient C	C*A	Time of Concentration T_C	Design Storm Frequency	Intensity	Storm Runoff Q	Drains To/ Remarks	Accum. Q 20 min
	(acres)	(acres)	(acres)	(acres)		(acres)	(min)	(yrs)	(in/hr)	(cfs)		
1-A	1.32	0.35			0.35	0.46	20	5	4.9	2.26	1-B	
1-B	1.71	0.35			0.35	0.60	20	5	4.9	2.93		5.20
2-A	1.01	0.35			0.35	0.35	20	5	4.9	1.73	2-B	
2-B	0.63	0.35			0.35	0.22	20	5	4.9	1.08		
3	1.56	0.35			0.35	0.55	20	5	4.9	2.68		5.49
EX-1	24.57	0.35			0.35	8.60	20	5	4.9	42.14	EX. DITCH	
EX-2	1.08	0.35			0.35	0.38	20	5	4.9	1.86	EX. DITCH	44.00
EX-3	0.92	0.35			0.35	0.32	20	5	4.9	1.58		
EX-4	0.38	0.35			0.35	0.13	20	5	4.9	0.65		2.23

10-YEAR STORM

Areas Drained												
Area ID	Total Drainage Area	Parks or Open Area (C=0.35)	Residential (C=0.5)	Comm. (C=0.9)	Weighted Runoff Coefficient C	C*A	Time of Concentration T_C	Design Storm Frequency	Intensity	Storm Runoff Q	Drains To/ Remarks	Accum. Q 20 min
	(acres)	(acres)	(acres)	(acres)		(acres)	(min)	(yrs)	(in/hr)	(cfs)		
1-A	1.32	0.35			0.35	0.46	20	10	5.9	2.73	1-B	
1-B	1.71	0.35			0.35	0.60	20	10	5.9	3.53		6.26
2-A	1.01	0.35			0.35	0.35	20	10	5.9	2.09	2-B	
2-B	0.63	0.35			0.35	0.22	20	10	5.9	1.30		
3	1.56	0.35			0.35	0.55	20	10	5.9	3.22		6.61
EX-1	24.57	0.35			0.35	8.60	20	10	5.9	50.75	EX. DITCH	
EX-2	1.08	0.35			0.35	0.38	20	10	5.9	2.24	EX. DITCH	52.98
EX-3	0.92	0.35			0.35	0.32	20	10	5.9	1.90		
EX-4	0.38	0.35			0.35	0.13	20	10	5.9	0.79		2.69

25-YEAR STORM

Areas Drained												
Area ID	Total Drainage Area	Parks or Open Area (C=0.35)	Residential (C=0.5)	Comm. (C=0.9)	Weighted Runoff Coefficient C	C*A	Time of Concentration T_C	Design Storm Frequency	Intensity	Storm Runoff Q	Drains To/ Remarks	Accum. Q 20 min
	(acres)	(acres)	(acres)	(acres)		(acres)	(min)	(yrs)	(in/hr)	(cfs)		
1-A	1.32	0.35			0.35	0.46	20	25	6.6	3.05	1-B	
1-B	1.71	0.35			0.35	0.60	20	25	6.6	3.95		7.00
2-A	1.01	0.35			0.35	0.35	20	25	6.6	2.33	2-B	
2-B	0.63	0.35			0.35	0.22	20	25	6.6	1.46		
3	1.56	0.35			0.35	0.55	20	25	6.6	3.60		7.39
EX-1	24.57	0.35			0.35	8.60	20	25	6.6	56.77	EX. DITCH	
EX-2	1.08	0.35			0.35	0.38	20	25	6.6	2.50	EX. DITCH	59.27
EX-3	0.92	0.35			0.35	0.32	20	25	6.6	2.13		
EX-4	0.38	0.35			0.35	0.13	20	25	6.6	0.88		3.01

100-YEAR STORM

Areas Drained												
Area ID	Total Drainage Area	Parks or Open Area (C=0.35)	Residential (C=0.5)	Comm. (C=0.9)	Weighted Runoff Coefficient C	C*A	Time of Concentration T_C	Design Storm Frequency	Intensity	Storm Runoff Q	Drains To/ Remarks	Accum. Q 20 min
	(acres)	(acres)	(acres)	(acres)		(acres)	(min)	(yrs)	(in/hr)	(cfs)		
1-A	1.32	0.35			0.35	0.46	20	100	8.3	3.83	1-B	
1-B	1.71	0.35			0.35	0.60	20	100	8.3	4.97		8.80
2-A	1.01	0.35			0.35	0.35	20	100	8.3	2.93	2-B	
2-B	0.63	0.35			0.35	0.22	20	100	8.3	1.83		
3	1.76	0.35			0.35	0.61	20	100	8.3	5.10		9.86
EX-1	24.57	0.35			0.35	8.60	20.00	100	8.3	71.39	EX. DITCH	
EX-2	1.18	0.35			0.35	0.41	20.00	100	8.3	3.42	EX. DITCH	74.80
EX-3	1.10	0.35			0.35	0.38	20.00	100	8.3	3.19		
EX-4	0.71	0.35			0.35	0.25	20.00	100	8.3	2.06		5.25

DRAINAGE AREA DESIGN CRITERIA

DRAINAGE AREA DESIGNATION — B-3
AREA IN ACRES — 2.17
100 YEAR RUNOFF — 19.10

$Q_{100} = C\,I\,A$
C = RUNOFF COEFFICIENT = 0.9 (DEVELOPED), 0.35 (UNDEVELOPED)
I_{100} = RAINFALL INTENSITY = 9.80 IN/HR @ 10 MIN, 8.30 IN/HR @ 20 MIN
A = AREA IN ACRES

RECORD DRAWING

NOVEMBER 24, 2020

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ENGINEER OF RECORD
DYLAN B. HEDRICK
HALFF ASSOCIATES, INC. TBPE FIRM F-312
DATE: NOVEMBER 24, 2020

ROCKWALL URBAN + INDUSTRIAL CENTER

END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

STATE OF TEXAS
DYLAN B. HEDRICK
102108
LICENSED PROFESSIONAL ENGINEER
11/04/2020

Project No.:	38050
Issued:	NOVEMBER 2020
Drawn By:	REP
Checked By:	DBH
Scale:	AS SHOWN

Sheet Title
EXISTING DRAINAGE AREA MAP

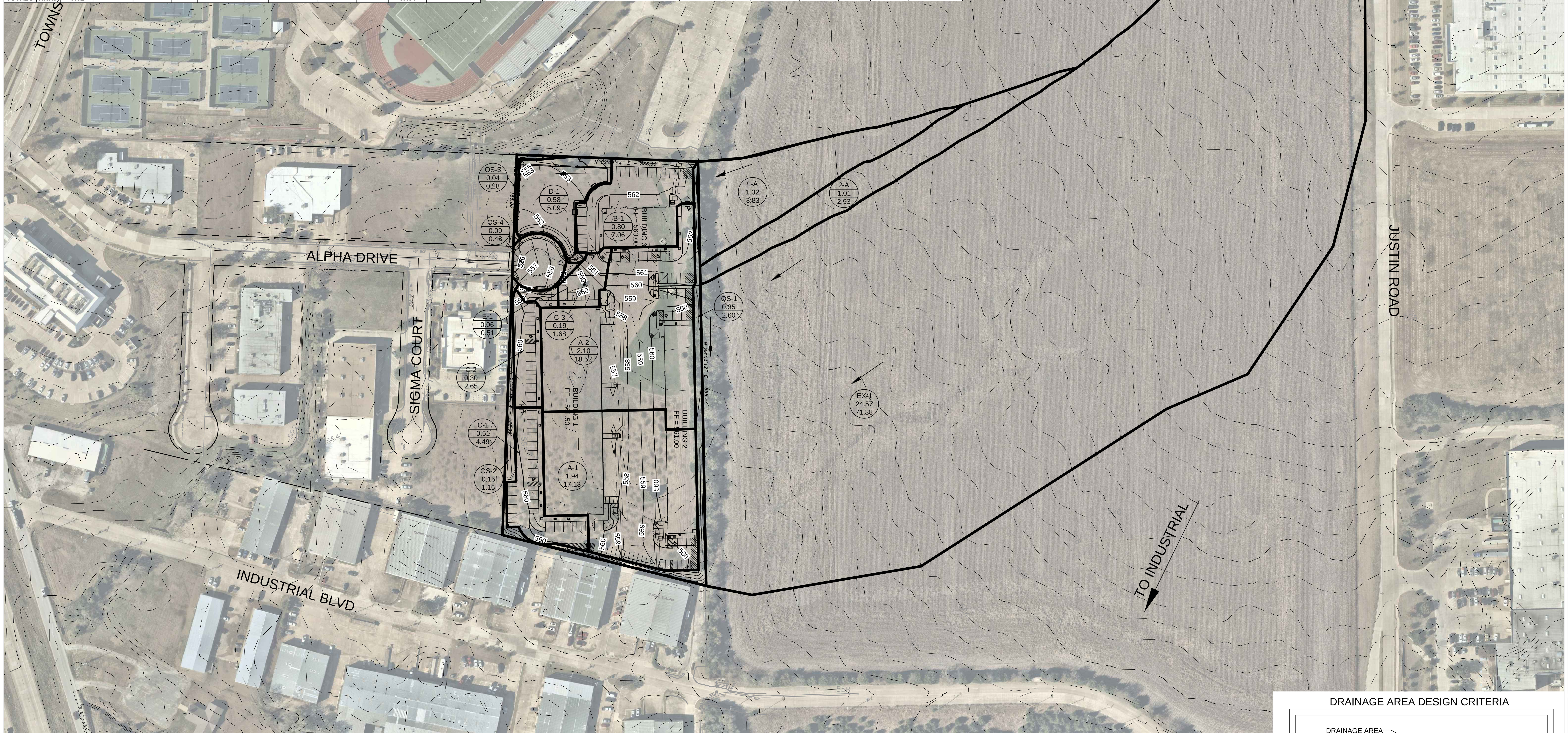
C3.01
Sheet Number

5-YEAR STORM

	Areas Drained										
Area ID	Total Drainage Area	Parks or Open Area (C=0.35)	Residentia l (C=0.5)	Comm. (C=0.9)	Weighted Runoff Coefficient C	C*A	Time of Concentration T_c	Design Storm Frequency	Intensity	Storm Runoff Q	Drains To/ Remarks
	(acres)	(acres)	(acres)	(acres)		(acres)	(min)	(yrs)	(in/hr)	(cfs)	
1-A	1.32	0.35			0.35	0.46	20	5	4.90	2.26	EX DITCH
2-A	1.01	0.35			0.35	0.35	20	5	4.90	1.73	EX DITCH
EX-1	24.57	0.35			0.35	8.60	20	5	4.90	42.14	EX DITCH
OS-1	0.35				0.9	0.31	20	5	4.90	1.54	BYPASS POND
OS-2	0.15				0.9	0.14	20	5	4.90	0.68	BYPASS POND
OS-3	0.04				0.9	0.03	20	5	4.90	0.17	BYPASS POND
OS-4	0.23				0.9	0.21	20	5	4.90	1.03	BYPASS POND
A-1	1.94			0.9	0.9	1.75	10	5	6.10	10.66	A-2
A-2	2.10			0.9	0.9	1.89	10	5	6.10	11.52	POND
B-1	0.80			0.9	0.9	0.72	10	5	6.10	4.40	POND
C-1	0.51			0.9	0.9	0.46	10	5	6.10	2.79	C-2
C-2	0.28			0.9	0.9	0.25	10	5	6.10	1.54	C-3
C-3	0.19			0.9	0.9	0.17	10	5	6.10	1.06	POND
D-1	0.58			0.9	0.9	0.52	10	5	6.10	3.17	D-2
E-1	0.07			0.9	0.9	0.07	10	5	6.10	0.40	BYPASS POND
TOTALS (onsite)	**7.02**									**37.94**	

10-YEAR STORM

	Areas Drained										
Area ID	Total Drainage Area	Parks or Open Area (C=0.35)	Residentia l (C=0.5)	Comm. (C=0.9)	Weighted Runoff Coefficient C	C*A	Time of Concentration T_c	Design Storm Frequency	Intensity	Storm Runoff Q	Drains To/ Remarks
	(acres)	(acres)	(acres)	(acres)		(acres)	(min)	(yrs)	(in/hr)	(cfs)	
1-A	1.32	0.35			0.35	0.46	20	10	5.90	2.73	EX DITCH
2-A	1.01	0.35			0.35	0.35	20	10	5.90	2.09	EX DITCH
EX-1	24.57	0.35			0.35	8.60	20	10	5.90	50.74	EX DITCH
OS-1	0.35			0.9	0.9	0.31	20	10	5.90	1.85	BYPASS POND
OS-2	0.15			0.9	0.9	0.14	20	10	5.90	0.82	BYPASS POND
OS-3	0.04			0.9	0.9	0.03	20	10	5.90	0.20	BYPASS POND
OS-4	0.23			0.9	0.9	0.21	20	10	5.90	1.24	BYPASS POND
A-1	1.94			0.9	0.9	1.75	10	10	7.10	12.41	A-2
A-2	2.10			0.9	0.9	1.89	10	10	7.10	13.41	POND
B-1	0.80			0.9	0.9	0.72	10	10	7.10	5.12	POND
C-1	0.51			0.9	0.9	0.46	10	10	7.10	3.25	C-2
C-2	0.28			0.9	0.9	0.25	10	10	7.10	1.80	C-3
C-3	0.19			0.9	0.9	0.17	10	10	7.10	1.23	POND
D-1	0.58			0.9	0.9	0.52	10	10	7.10	3.69	D-2
E-1	0.07			0.9	0.9	0.07	10	10	7.10	0.47	BYPASS POND
TOTALS (onsite)	**7.02**									**44.25**	



25-YEAR STORM

	Areas Drained										
Area ID	Total Drainage Area	Parks or Open Area (C=0.35)	Residentia l (C=0.5)	Comm. (C=0.9)	Weighted Runoff Coefficient C	C*A	Time of Concentration T_c	Design Storm Frequency	Intensity	Storm Runoff Q	Drains To/ Remarks
	(acres)	(acres)	(acres)	(acres)		(acres)	(min)	(yrs)	(in/hr)	(cfs)	
1-A	1.32	0.35			0.35	0.46	20	25	6.60	3.05	EX DITCH
2-A	1.01	0.35			0.35	0.35	20	25	6.60	2.33	EX DITCH
EX-1	24.57	0.35			0.35	8.60	20	25	6.60	56.76	EX DITCH
OS-1	0.35			0.9	0.9	0.31	20	25	6.60	2.07	BYPASS POND
OS-2	0.15			0.9	0.9	0.14	20	25	6.60	0.91	BYPASS POND
OS-3	0.04			0.9	0.9	0.03	20	25	6.60	0.23	BYPASS POND
OS-4	0.23			0.9	0.9	0.21	20	25	6.60	1.39	BYPASS POND
A-1	1.94			0.9	0.9	1.75	10	25	8.30	14.51	A-2
A-2	2.10			0.9	0.9	1.89	10	25	8.30	15.68	POND
B-1	0.80			0.9	0.9	0.72	10	25	8.30	5.98	POND
C-1	0.51			0.9	0.9	0.46	10	25	8.30	3.80	C-2
C-2	0.28			0.9	0.9	0.25	10	25	8.30	2.10	C-3
C-3	0.19			0.9	0.9	0.17	10	25	8.30	1.44	POND
D-1	0.58			0.9	0.9	0.52	10	25	8.30	4.31	D-2
E-1	0.07			0.9	0.9	0.07	10	25	8.30	0.55	BYPASS POND
TOTALS (onsite)	**7.02**									**51.59**	

100-YEAR STORM

	Areas Drained										
Area ID	Total Drainage Area	Parks or Open Area (C=0.35)	Residentia l (C=0.5)	Comm. (C=0.9)	Weighted Runoff Coefficient C	C*A	Time of Concentration T_c	Design Storm Frequency	Intensity	Storm Runoff Q	Drains To/ Remarks
	(acres)	(acres)	(acres)	(acres)		(acres)	(min)	(yrs)	(in/hr)	(cfs)	
1-A	1.32	0.35			0.35	0.46	20	100	8.30	3.83	EX DITCH
2-A	1.01	0.35			0.35	0.35	20	100	8.30	2.93	EX DITCH
EX-1	24.57	0.35			0.35	8.60	20	100	8.30	71.38	EX DITCH
OS-1	0.35			0.9	0.9	0.31	20	100	8.30	2.60	BYPASS POND
OS-2	0.15			0.9	0.9	0.14	20	100	8.30	1.15	BYPASS POND
OS-3	0.04			0.9	0.9	0.03	20	100	8.30	0.28	BYPASS POND
OS-4	0.09			0.9	0.9	0.08	20	100	8.30	0.68	BYPASS POND
A-1	1.94			0.9	0.9	1.75	10	100	9.80	17.13	A-2
A-2	2.10			0.9	0.9	1.89	10	100	9.80	18.52	POND
B-1	0.80			0.9	0.9	0.72	10	100	9.80	7.06	POND
C-1	0.51			0.9	0.9	0.46	10	100	9.80	4.49	C-2
C-2	0.30			0.9	0.9	0.27	10	100	9.80	2.65	C-3
C-3	0.19			0.9	0.9	0.17	10	100	9.80	1.68	POND
D-1	0.58			0.9	0.9	0.52	10	100	9.80	5.09	D-2
E-1	0.06			0.9	0.9	0.05	10	100	9.80	0.51	BYPASS POND
TOTALS (onsite)	**7.02**									**61.17**	

RECORD DRAWING

NOVEMBER 24, 2020

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ENGINEER OF RECORD
DYLAN B. HEDRICK
HALFF ASSOCIATES, INC. TBPE FIRM F-312
DATE: NOVEMBER 24, 2020

DRAINAGE AREA DESIGN CRITERIA

DRAINAGE AREA DESIGNATION — B-3
AREA IN ACRES — 2.17
100-YEAR RUNOFF — 19.10

Q_{100}=C I A
C = RUNOFF COEFFICIENT = 0.9 (DEVELOPED), 0.35 (UNDEVELOPED)
I_{100} = RAINFALL INTENSITY = 9.80 IN/HR @ 10 MIN
A = AREA IN ACRES

SCALE: 1"=100'

ROCKWALL URBAN + INDUSTRIAL CENTER

END OF ALPHA DRIVE
ROCKWALL, TX 75087

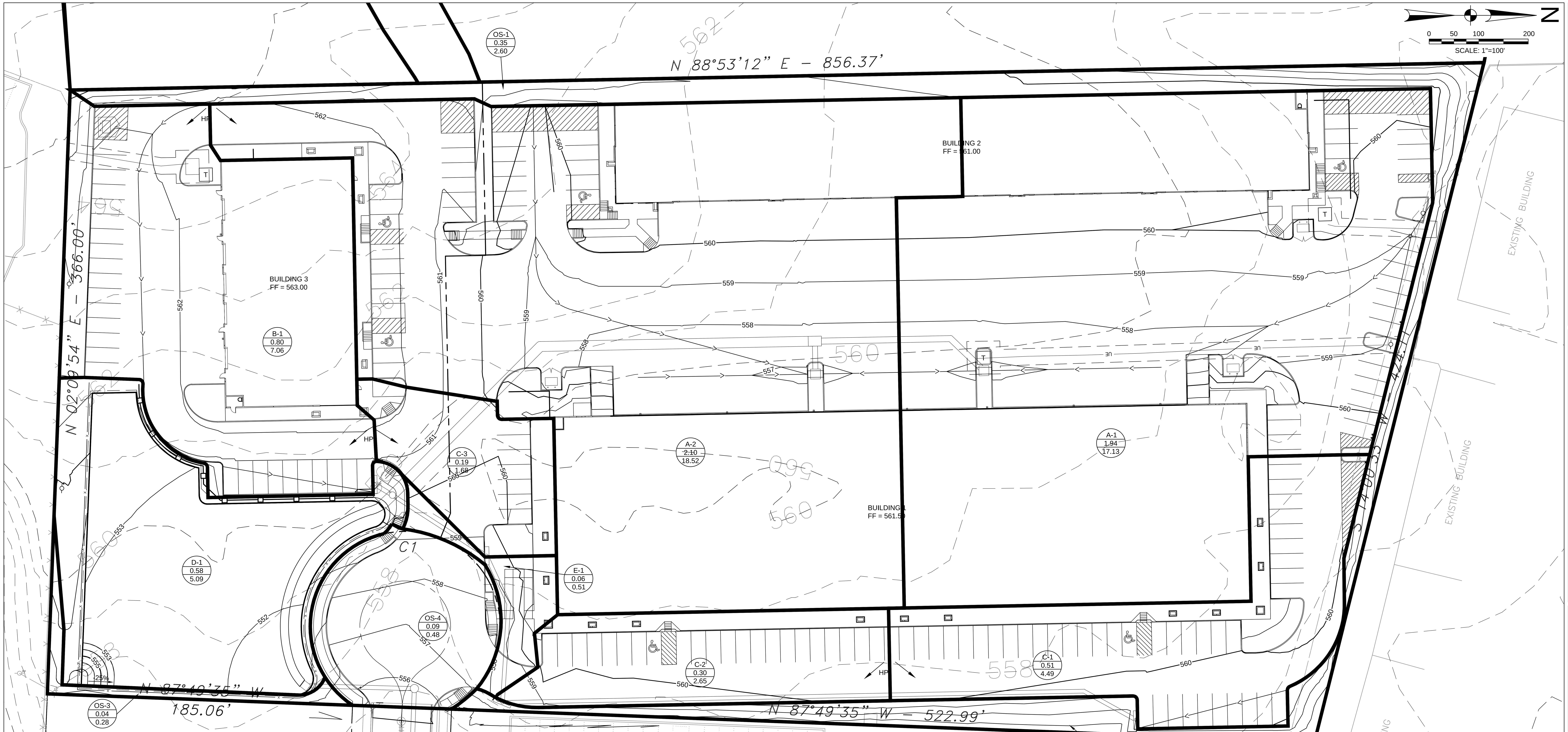
HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

No.	Date	Revision Description

Project No.:	38050
Issued:	NOVEMBER 2020
Drawn By:	REP
Checked By:	DBH
Scale:	AS SHOWN

Sheet Title
PROPOSED DRAINAGE AREA MAP

C3.02
Sheet Number



5-YEAR STORM

Area ID	Areas Drained: Total Drainage Area	Parks or Open Area (C=0.35)	Residential (C=0.5)	Comm. (C=0.9)	Weighted Runoff Coefficient C	C*A	Time of Concentration T_c	Design Storm Frequency	Intensity	Storm Runoff Q	Drains To/ Remarks
	(acres)	(acres)	(acres)	(acres)		(acres)	(min)	(yrs)	(in/hr)	(cfs)	
1-A	1.32	0.35			0.35	0.46	20	5	4.90	2.26	EX DITCH
2-A	1.01	0.35			0.35	0.35	20	5	4.90	1.73	EX DITCH
EX-1	24.57	0.35			0.35	8.60	20	5	4.90	42.14	EX DITCH
OS-1	0.35				0.9	0.31	20	5	4.90	1.54	BYPASS POND
OS-2	0.15				0.9	0.14	20	5	4.90	0.68	BYPASS POND
OS-3	0.04				0.9	0.03	20	5	4.90	0.17	BYPASS POND
OS-4	0.23				0.9	0.21	20	5	4.90	1.03	BYPASS POND
A-1	1.94			0.9	0.9	1.75	10	5	6.10	10.66	A-2
A-2	2.10			0.9	0.9	1.89	10	5	6.10	11.52	POND
B-1	0.80			0.9	0.9	0.72	10	5	6.10	4.40	POND
C-1	0.51			0.9	0.9	0.46	10	5	6.10	2.79	C-2
C-2	0.28			0.9	0.9	0.25	10	5	6.10	1.54	C-3
C-3	0.19			0.9	0.9	0.17	10	5	6.10	1.06	POND
D-1	0.58			0.9	0.9	0.52	10	5	6.10	3.17	D-2
E-1	0.07			0.9	0.9	0.07	10	5	6.10	0.40	BYPASS POND
TOTALS (onsite)	**7.02**									**37.94**	

10-YEAR STORM

Area ID	Areas Drained: Total Drainage Area	Parks or Open Area (C=0.35)	Residential (C=0.5)	Comm. (C=0.9)	Weighted Runoff Coefficient C	C*A	Time of Concentration T_c	Design Storm Frequency	Intensity	Storm Runoff Q	Drains To/ Remarks
	(acres)	(acres)	(acres)	(acres)		(acres)	(min)	(yrs)	(in/hr)	(cfs)	
1-A	1.32	0.35			0.35	0.46	20	10	5.90	2.73	EX DITCH
2-A	1.01	0.35			0.35	0.35	20	10	5.90	2.09	EX DITCH
EX-1	24.57	0.35			0.35	8.60	20	10	5.90	50.74	EX DITCH
OS-1	0.35			0.9	0.9	0.31	20	10	5.90	1.85	BYPASS POND
OS-2	0.15			0.9	0.9	0.14	20	10	5.90	0.82	BYPASS POND
OS-3	0.04			0.9	0.9	0.03	20	10	5.90	0.20	BYPASS POND
OS-4	0.23			0.9	0.9	0.21	20	10	5.90	1.24	BYPASS POND
A-1	1.94			0.9	0.9	1.75	10	10	7.10	12.41	A-2
A-2	2.10			0.9	0.9	1.89	10	10	7.10	13.41	POND
B-1	0.80			0.9	0.9	0.72	10	10	7.10	5.12	POND
C-1	0.51			0.9	0.9	0.46	10	10	7.10	3.25	C-2
C-2	0.28			0.9	0.9	0.25	10	10	7.10	1.80	C-3
C-3	0.19			0.9	0.9	0.17	10	10	7.10	1.23	POND
D-1	0.58			0.9	0.9	0.52	10	10	7.10	3.69	D-2
E-1	0.07			0.9	0.9	0.07	10	10	7.10	0.47	BYPASS POND
TOTALS (onsite)	**7.02**									**44.25**	

25-YEAR STORM

Area ID	Areas Drained: Total Drainage Area	Parks or Open Area (C=0.35)	Residential (C=0.5)	Comm. (C=0.9)	Weighted Runoff Coefficient C	C*A	Time of Concentration T_c	Design Storm Frequency	Intensity	Storm Runoff Q	Drains To/ Remarks
	(acres)	(acres)	(acres)	(acres)		(acres)	(min)	(yrs)	(in/hr)	(cfs)	
1-A	1.32	0.35			0.35	0.46	20	25	6.60	3.05	EX DITCH
2-A	1.01	0.35			0.35	0.35	20	25	6.60	2.33	EX DITCH
EX-1	24.57	0.35			0.35	8.60	20	25	6.60	56.76	EX DITCH
OS-1	0.35			0.9	0.9	0.31	20	25	6.60	2.07	BYPASS POND
OS-2	0.15			0.9	0.9	0.14	20	25	6.60	0.91	BYPASS POND
OS-3	0.04			0.9	0.9	0.03	20	25	6.60	0.23	BYPASS POND
OS-4	0.23			0.9	0.9	0.21	20	25	6.60	1.39	BYPASS POND
A-1	1.94			0.9	0.9	1.75	10	25	8.30	14.51	A-2
A-2	2.10			0.9	0.9	1.89	10	25	8.30	15.68	POND
B-1	0.80			0.9	0.9	0.72	10	25	8.30	5.98	POND
C-1	0.51			0.9	0.9	0.46	10	25	8.30	3.80	C-2
C-2	0.28			0.9	0.9	0.25	10	25	8.30	2.10	C-3
C-3	0.19			0.9	0.9	0.17	10	25	8.30	1.44	POND
D-1	0.58			0.9	0.9	0.52	10	25	8.30	4.31	D-2
E-1	0.07			0.9	0.9	0.07	10	25	8.30	0.55	BYPASS POND
TOTALS (onsite)	**7.02**									**51.59**	

100-YEAR STORM

Area ID	Areas Drained: Total Drainage Area	Parks or Open Area (C=0.35)	Residential (C=0.5)	Comm. (C=0.9)	Weighted Runoff Coefficient C	C*A	Time of Concentration T_c	Design Storm Frequency	Intensity	Storm Runoff Q	Drains To/ Remarks
	(acres)	(acres)	(acres)	(acres)		(acres)	(min)	(yrs)	(in/hr)	(cfs)	
1-A	1.32	0.35			0.35	0.46	20	100	8.30	3.83	EX DITCH
2-A	1.01	0.35			0.35	0.35	20	100	8.30	2.93	EX DITCH
EX-1	24.57	0.35			0.35	8.60	20	100	8.30	71.38	EX DITCH
OS-1	0.35			0.9	0.9	0.31	20	100	8.30	2.60	BYPASS POND
OS-2	0.15			0.9	0.9	0.14	20	100	8.30	1.15	BYPASS POND
OS-3	0.04			0.9	0.9	0.03	20	100	8.30	0.28	BYPASS POND
OS-4	0.09			0.9	0.9	0.08	20	100	8.30	0.68	BYPASS POND
A-1	1.94			0.9	0.9	1.75	10	100	9.80	17.13	A-2
A-2	2.10			0.9	0.9	1.89	10	100	9.80	18.52	POND
B-1	0.80			0.9	0.9	0.72	10	100	9.80	7.06	POND
C-1	0.51			0.9	0.9	0.46	10	100	9.80	4.49	C-2
C-2	0.30			0.9	0.9	0.27	10	100	9.80	2.65	C-3
C-3	0.19			0.9	0.9	0.17	10	100	9.80	1.68	POND
D-1	0.58			0.9	0.9	0.52	10	100	9.80	5.09	D-2
E-1	0.06			0.9	0.9	0.05	10	100	9.80	0.51	BYPASS POND
TOTALS (onsite)	**7.02**									**61.17**	

DRAINAGE AREA DESIGN CRITERIA

DRAINAGE AREA DESIGNATION — B-3
AREA IN ACRES — 2.17
100-YEAR RUNOFF — 19.10

Q_{100}=C I A
C = RUNOFF COEFFICIENT = 0.9 (DEVELOPED), 0.35 (UNDEVELOPED)
I_{100} = RAINFALL INTENSITY = 9.80 IN/HR @ 10 MIN
A = AREA IN ACRES

RECORD DRAWING

NOVEMBER 24, 2020

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ENGINEER OF RECORD
DYLAN B. HEDRICK
HALFF ASSOCIATES, INC. TBPE FIRM F-312
DATE: NOVEMBER 24, 2020

ROCKWALL URBAN + INDUSTRIAL CENTER
END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

Project No.:	38050
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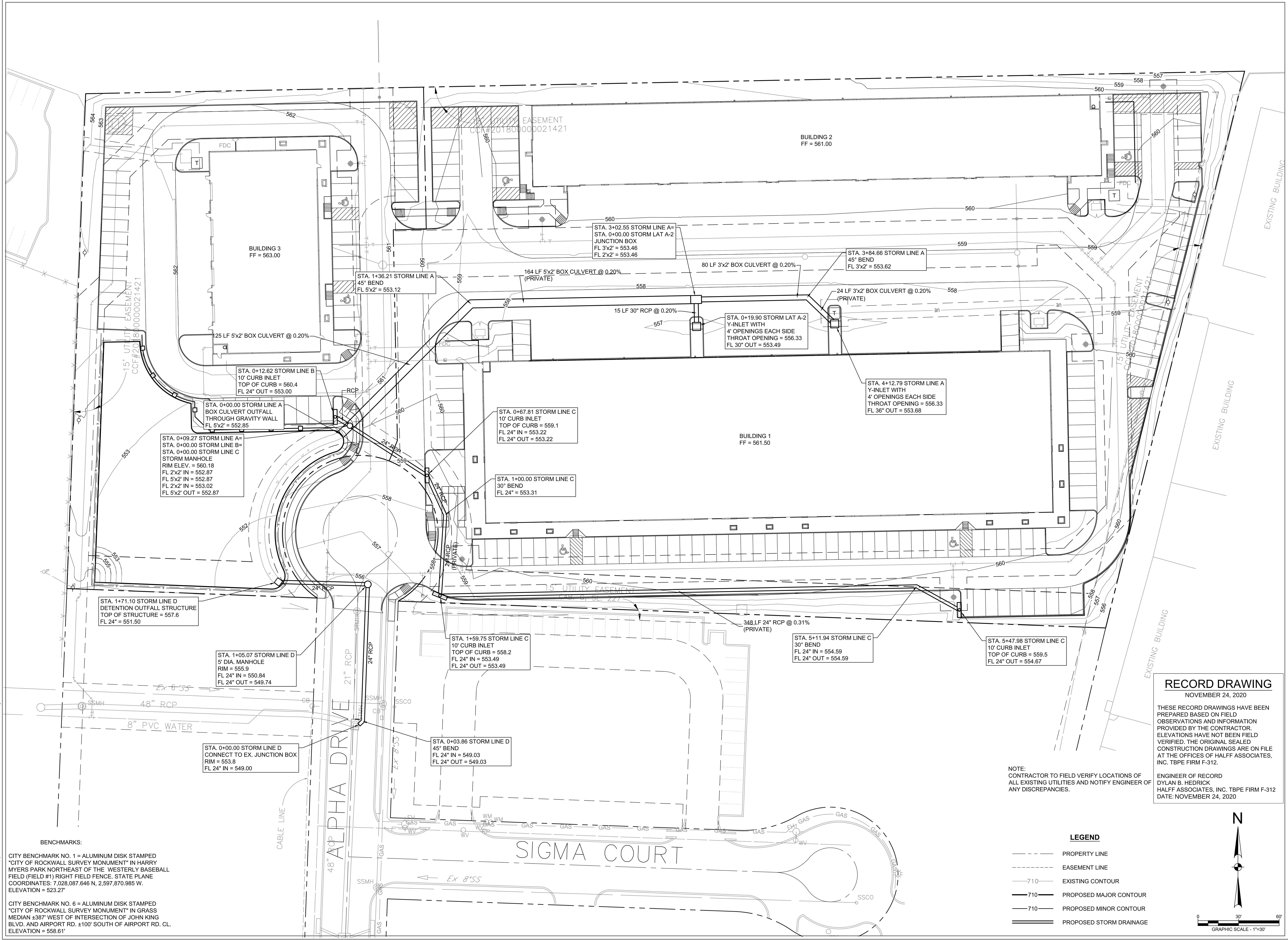
Sheet Title
PROPOSED SITE DRAINAGE AREA MAP

C3.03
Sheet Number



BUILDING 2
FF = 561.00
BUILDING 3
FF = 563.00
BUILDING 1
FF = 561.50
UTILITY EASEMENT
CCF#20180000021421
15' UTILITY EASEMENT
CCF#20180000021421
STA. 3+02.55 STORM LINE A=
STA. 0+00.00 STORM LAT A-2
JUNCTION BOX
FL 3'x2' = 553.46
FL 2'x2' = 553.46
STA. 3+84.66 STORM LINE A
45° BEND
FL 3'x2' = 553.62
80 LF 3'x2' BOX CULVERT @ 0.20%
164 LF 5'x2' BOX CULVERT @ 0.20%
(PRIVATE)
STA. 1+36.21 STORM LINE A
45° BEND
FL 5'x2' = 553.12
24 LF 3'x2' BOX CULVERT @ 0.20%
(PRIVATE)
15 LF 30" RCP @ 0.20%
STA. 0+19.90 STORM LAT A-2
Y-INLET WITH
4' OPENINGS EACH SIDE
THROAT OPENING = 556.33
FL 30" OUT = 553.49
125 LF 5'x2' BOX CULVERT @ 0.20%
STA. 0+12.62 STORM LINE B
10' CURB INLET
TOP OF CURB = 560.4
FL 24" OUT = 553.00
STA. 4+12.79 STORM LINE A
Y-INLET WITH
4' OPENINGS EACH SIDE
THROAT OPENING = 556.33
FL 36" OUT = 553.68
STA. 0+00.00 STORM LINE A
BOX CULVERT OUTFALL
THROUGH GRAVITY WALL
FL 5'x2' = 552.85
STA. 0+67.81 STORM LINE C
10' CURB INLET
TOP OF CURB = 559.1
FL 24" IN = 553.22
FL 24" OUT = 553.22
STA. 0+09.27 STORM LINE A=
STA. 0+00.00 STORM LINE B=
STA. 0+00.00 STORM LINE C
STORM MANHOLE
RIM ELEV. = 560.18
FL 2'x2' IN = 552.87
FL 5'x2' IN = 552.87
FL 2'x2' IN = 553.02
FL 5'x2' OUT = 552.87
STA. 1+00.00 STORM LINE C
30° BEND
FL 24" = 553.31
STA. 1+71.10 STORM LINE D
DETENTION OUTFALL STRUCTURE
TOP OF STRUCTURE = 557.6
FL 24" = 551.50
348 LF 24" RCP @ 0.31%
(PRIVATE)
STA. 1+59.75 STORM LINE C
10' CURB INLET
TOP OF CURB = 558.2
FL 24" IN = 553.49
FL 24" OUT = 553.49
STA. 5+11.94 STORM LINE C
30° BEND
FL 24" IN = 554.59
FL 24" OUT = 554.59
STA. 5+47.98 STORM LINE C
10' CURB INLET
TOP OF CURB = 559.5
FL 24" OUT = 554.67
STA. 1+05.07 STORM LINE D
5' DIA. MANHOLE
RIM = 555.9
FL 24" IN = 550.84
FL 24" OUT = 549.74
STA. 0+03.86 STORM LINE D
45° BEND
FL 24" IN = 549.03
FL 24" OUT = 549.03
STA. 0+00.00 STORM LINE D
CONNECT TO EX. JUNCTION BOX
RIM = 553.8
FL 24" IN = 549.00
24" RCP
21" RCP
48" RCP
8" PVC WATER
Ex 6"SS
Ex 8"SS
ALPHA DRIVE
SIGMA COURT
EXISTING BUILDING
CABLE LINE
GAS
SSMH
SSCO
RCP
FDC

NOTE:
CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

BENCHMARKS:

CITY BENCHMARK NO. 1 = ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN HARRY MYERS PARK NORTHEAST OF THE WESTERLY BASEBALL FIELD (FIELD #1) RIGHT FIELD FENCE. STATE PLANE COORDINATES: 7,028,087.646 N, 2,597,870.985 W. ELEVATION = 523.27'

CITY BENCHMARK NO. 6 = ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN GRASS MEDIAN ±387' WEST OF INTERSECTION OF JOHN KING BLVD. AND AIRPORT RD. ±100' SOUTH OF AIRPORT RD. CL. ELEVATION = 558.61'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 710 EXISTING CONTOUR
- 710 PROPOSED MAJOR CONTOUR
- 710 PROPOSED MINOR CONTOUR
- PROPOSED STORM DRAINAGE

N

GRAPHIC SCALE - 1"=30'

RECORD DRAWING

NOVEMBER 24, 2020

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Project No.:	38050
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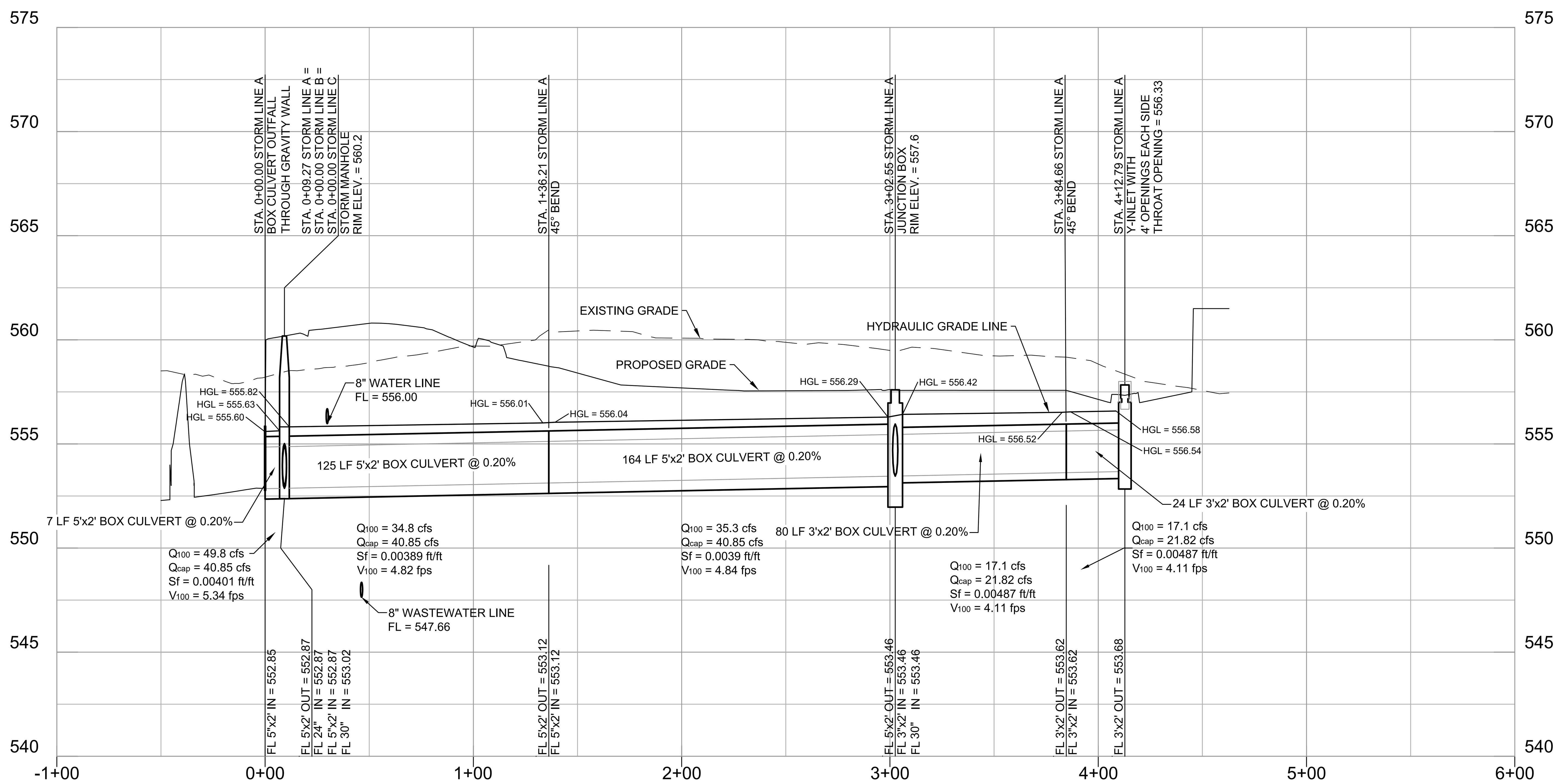
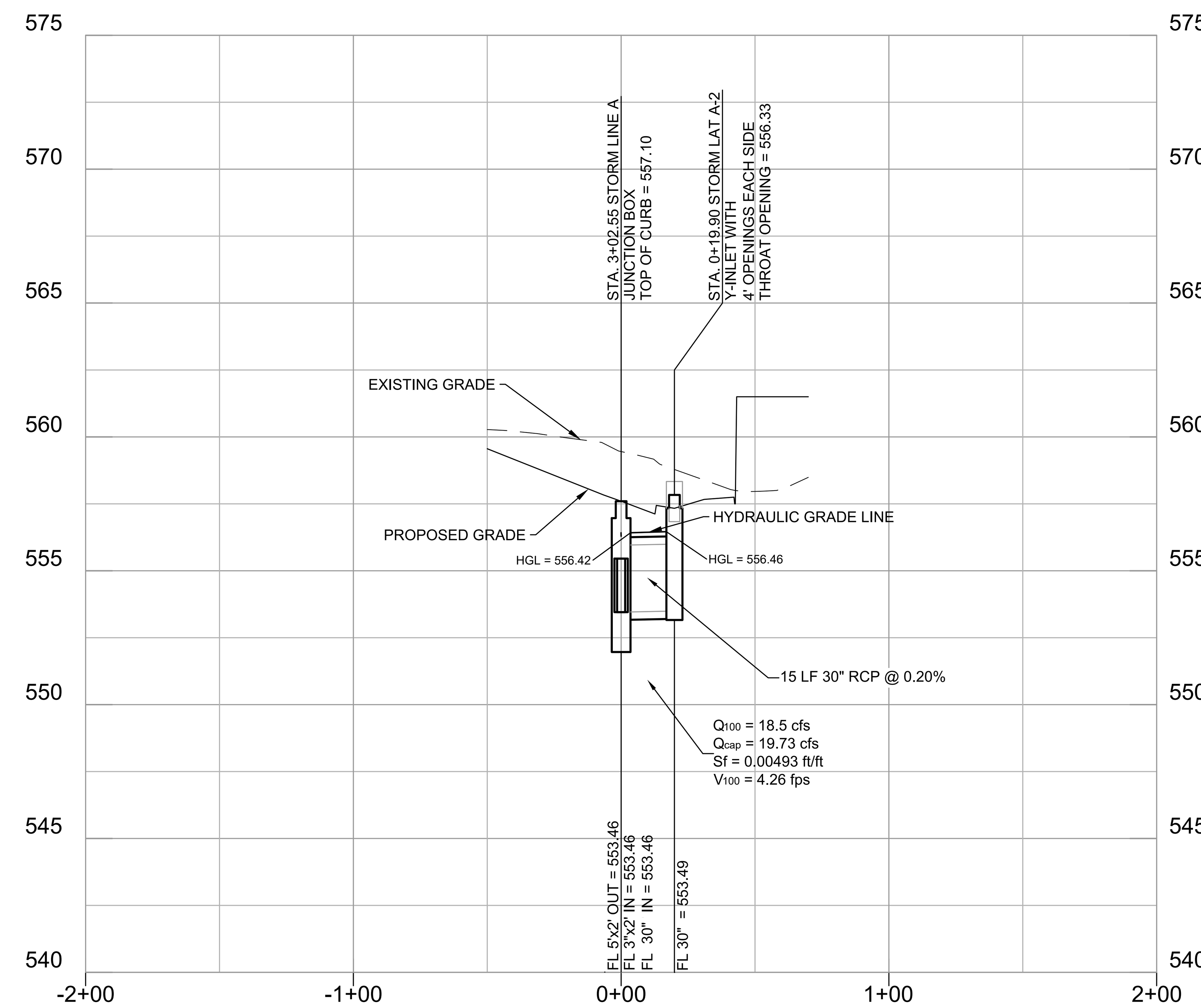
Sheet Title	STORM DRAINAGE PLAN
Sheet Number	C3.04



STORM LINE A PROFILE

(PRIVATE)



STORM LAT A-2 PROFILE

RECORD DRAWING

NOVEMBER 24, 2020

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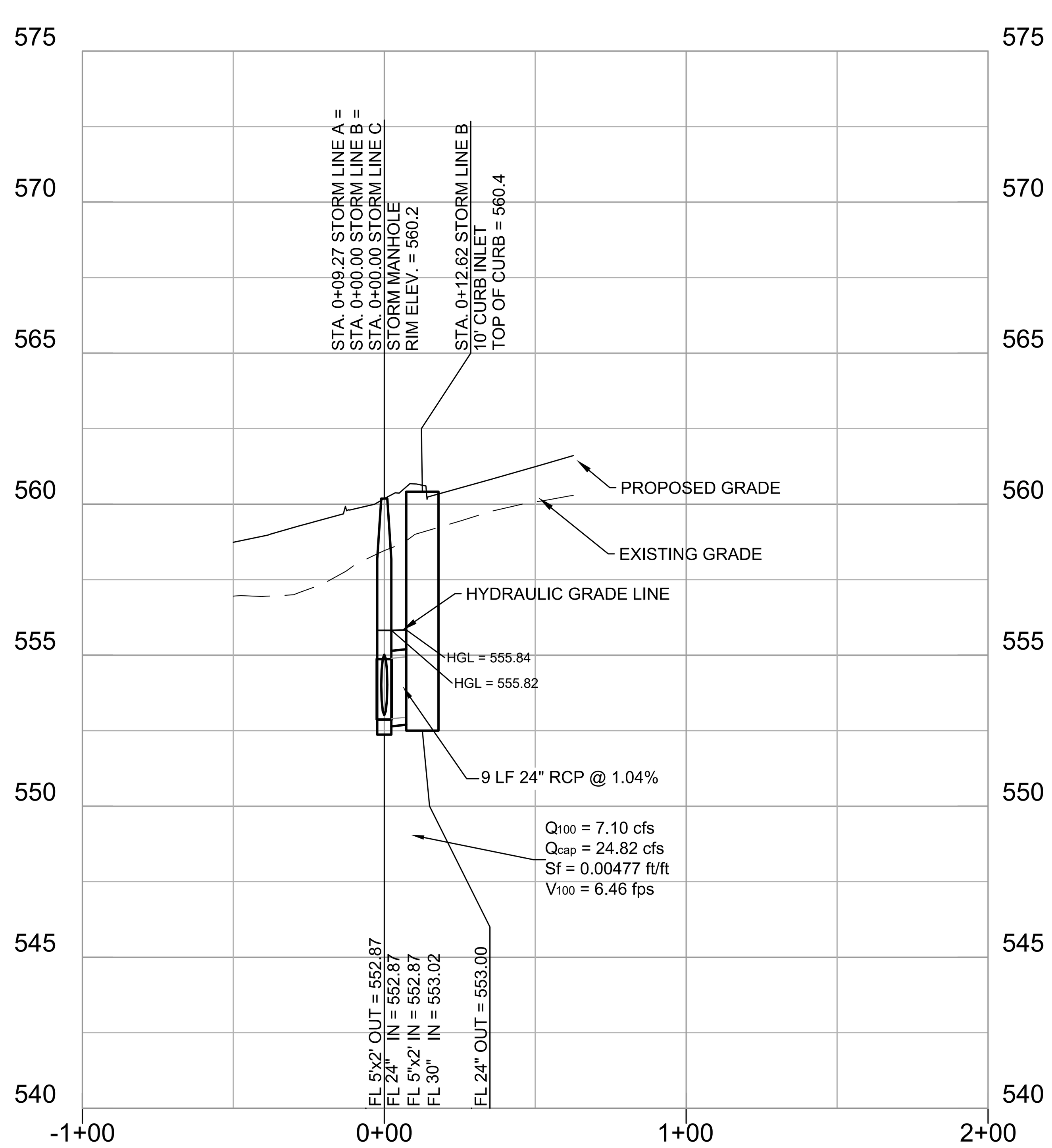
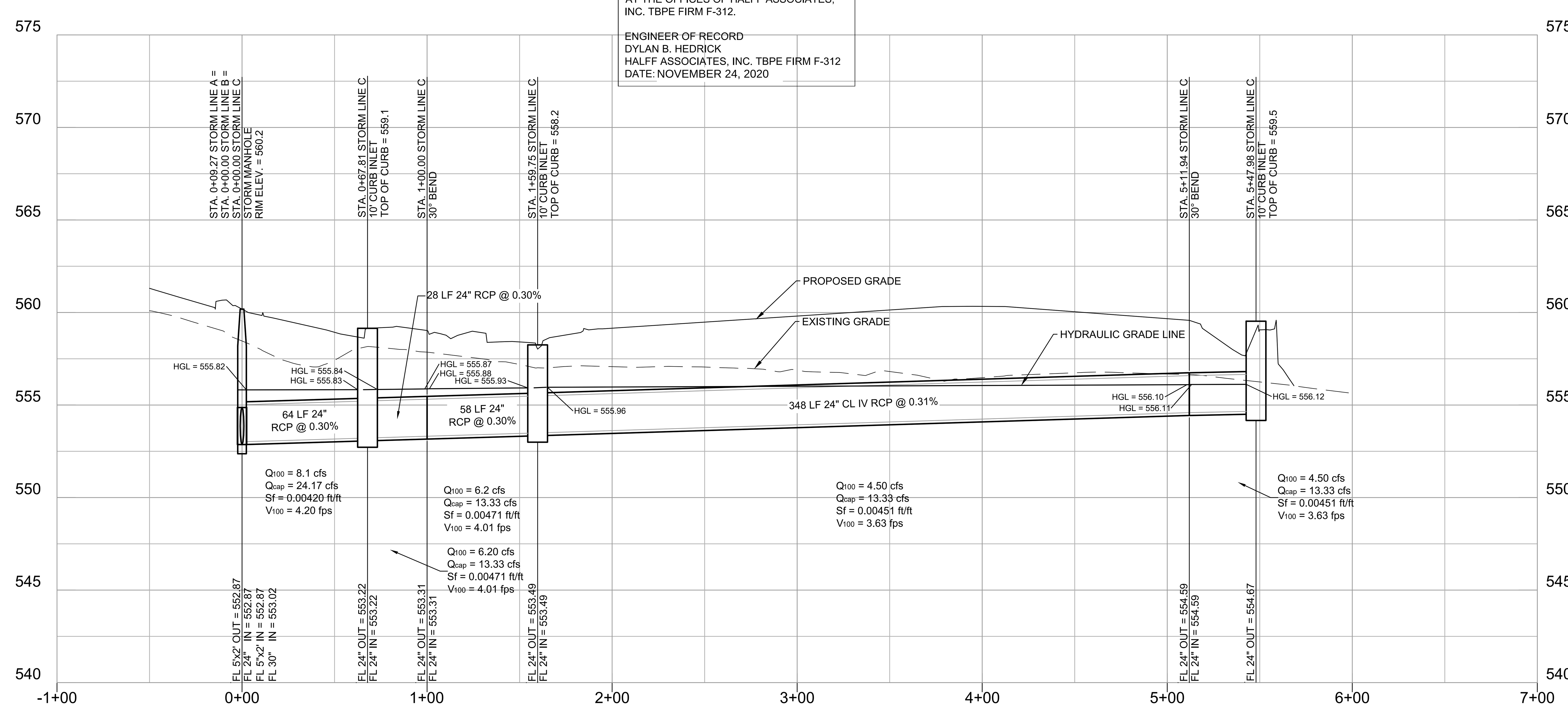
ENGINEER OF RECORD
DYLAN B. HEDRICK
HALFF ASSOCIATES, INC. TBPE FIRM F-312
DATE: NOVEMBER 24, 2020



STORM LINE B PROFILE

(PRIVATE)



STORM LINE C PROFILE

(PRIVATE)

ROCKWALL URBAN + INDUSTRIAL CENTER
END OF ALPHA DRIVE
ROCKWALL, TX 75087

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Revision No.	Date	Description

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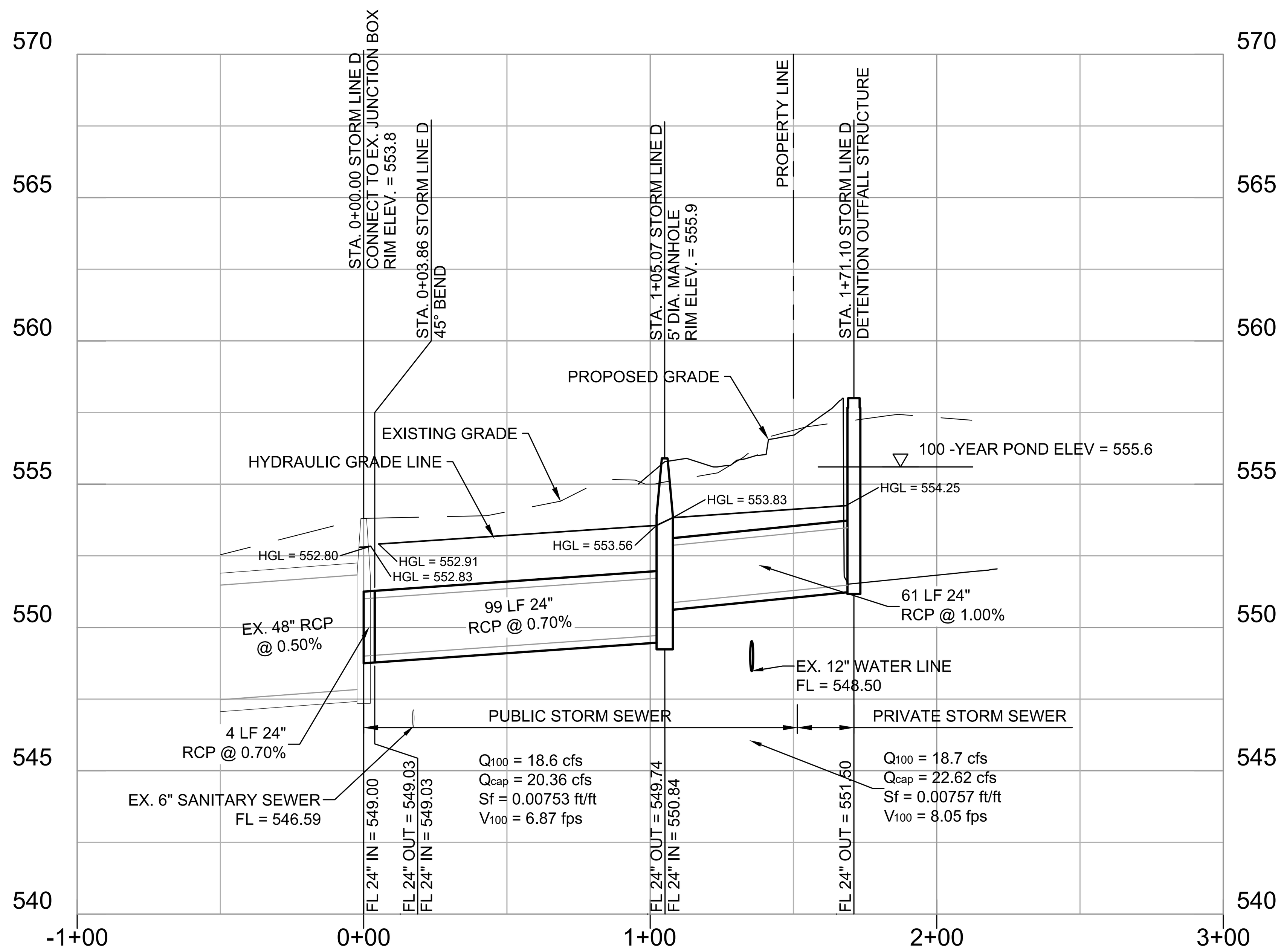
Scale:	AS SHOWN

Sheet Title

STORM DRAINAGE PROFILE

C3.05

Sheet Number



STORM LINE D PROFILE

RECORD DRAWING

NOVEMBER 24, 2020

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Revision No.	Date	Description

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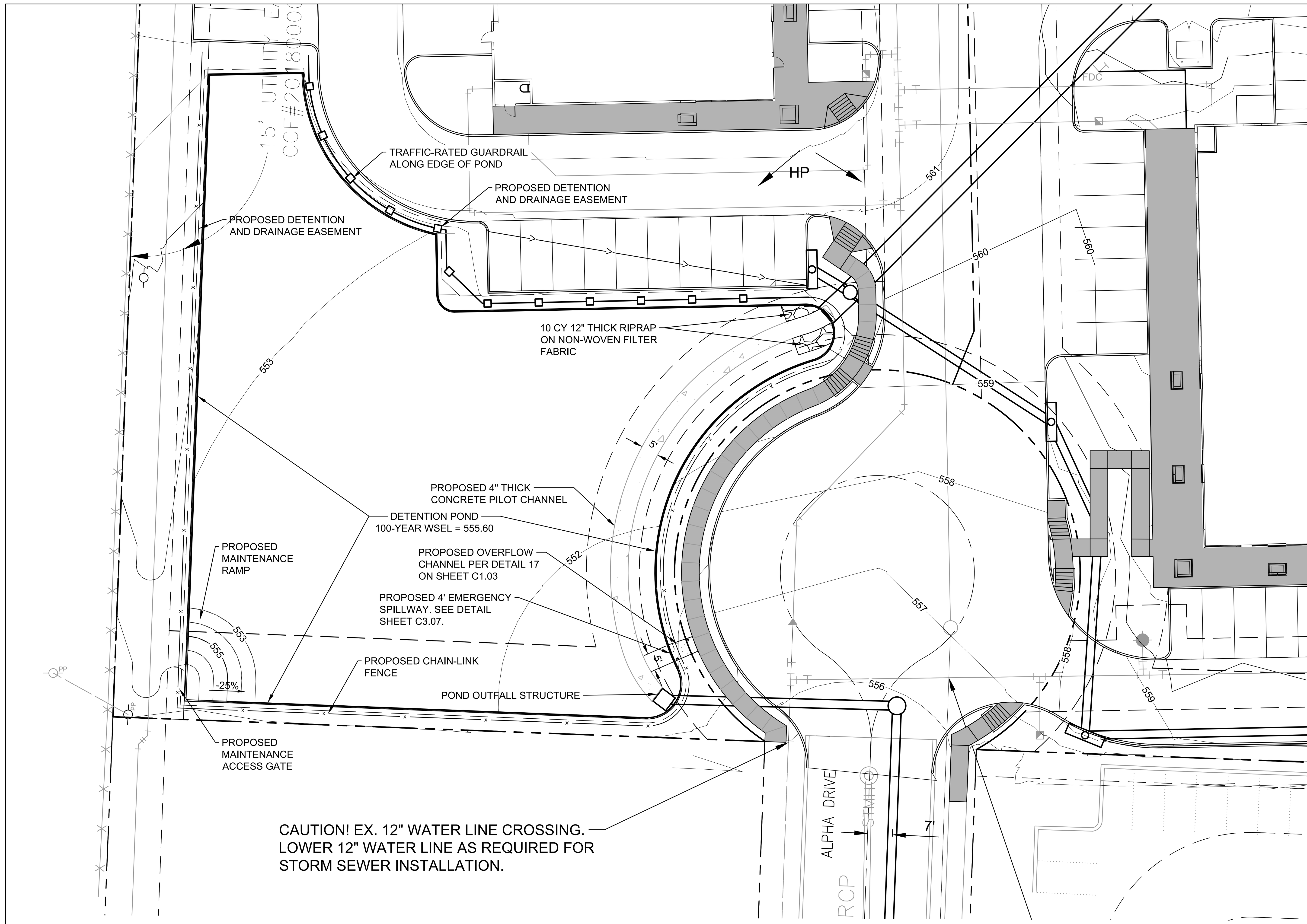
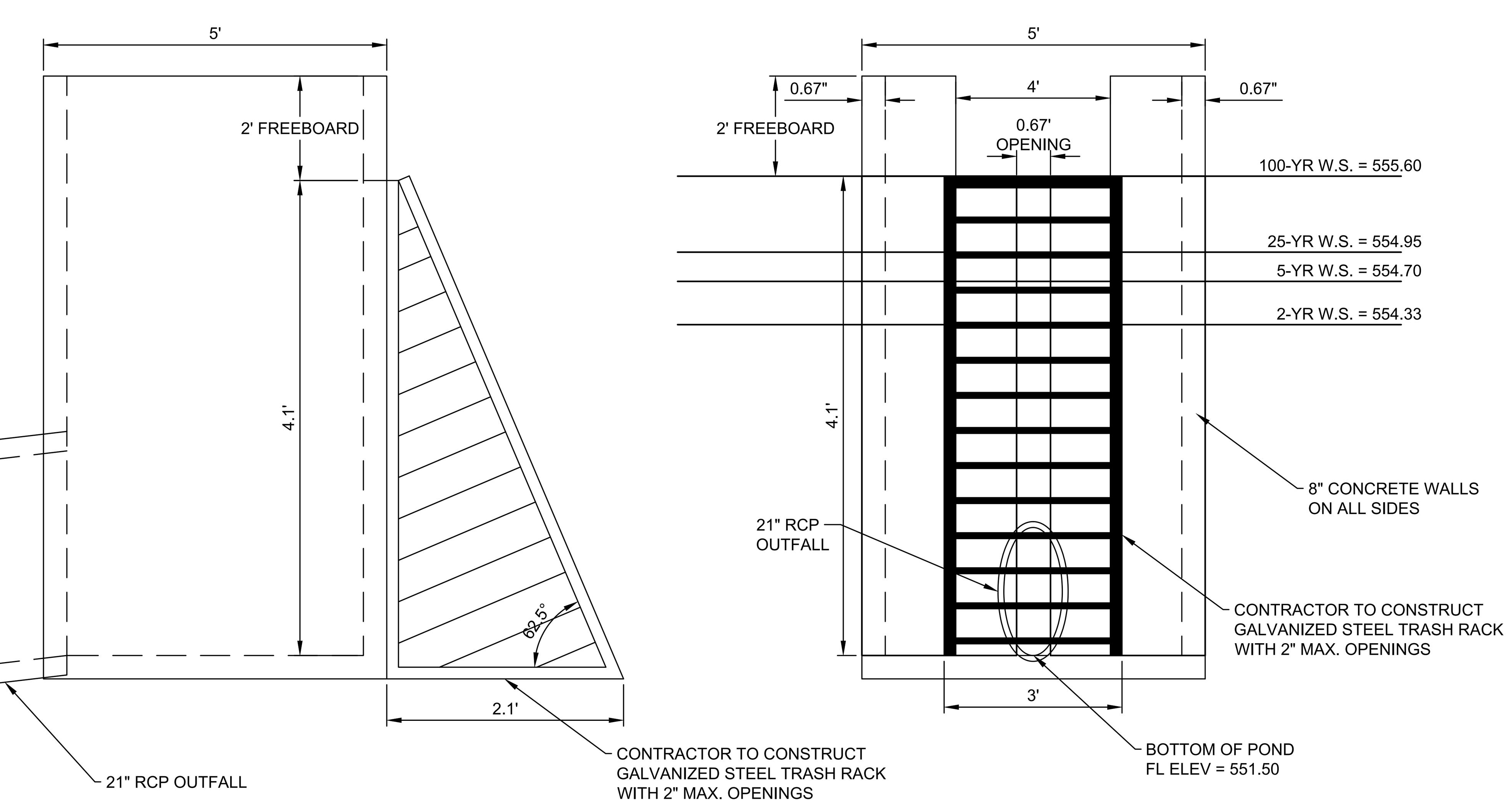
Sheet Title
STORM DRAINAGE PROFILE

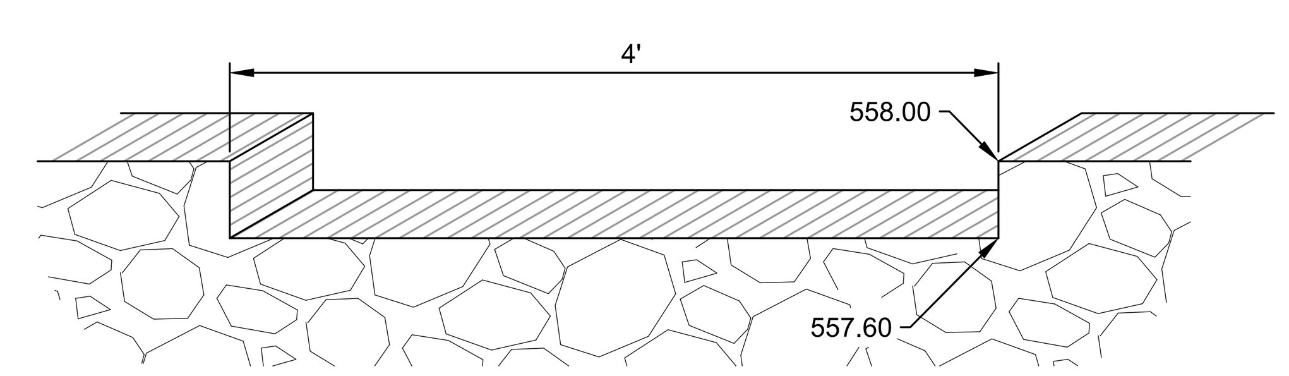
C3.06
Sheet Number





DETENTION OUTFALL STRUCTURE

SCALE: NOT TO SCALE



EMERGENCY SPILLWAY DETAIL

SCALE: NOT TO SCALE

DETENTION POND
DETENTION (MODIFIED RATIONAL METHOD - HYDRO 35) 5-YR

Drainage Area = 6.40 acres (does not include bypass areas)
Allowable Outflow Rate - Q_5 = 10.68 cfs (does not inlcude bypass runoff)
Proposed Runoff Coefficient C = 0.9
Time of Concentration - T_c = 10.00 minutes
Frequency Factor - K = 1

			Inflow	Inflow	Outflow	Outflow	Storage
Duration	Intensity	Depth	Discharge	Volume	Duration	Volume	Volume
(minutes)	(inches/hr)	(inches)	Q=KCiA	Cu. Ft.	(minutes)	Cu. Ft.	Cu. Ft.
10	6.10	1.02	35.1	21,090	20	6,411	14,679
15	5.50	1.38	31.7	28,523	25	8,013	20,510
20	4.90	1.63	28.2	33,882	30	9,616	24,266
30	4.10	2.05	23.6	42,526	40	12,821	29,704
40	3.40	2.27	19.6	47,020	50	16,027	30,993
50	2.80	2.33	16.1	48,403	60	19,232	29,171
60	2.60	2.60	15.0	53,935	70	22,437	31,498
70	2.40	2.80	13.8	58,084	80	25,643	32,441
80	2.30	3.07	13.3	63,615	90	28,848	34,767
90	2.10	3.15	12.1	65,344	100	32,053	33,291
100	1.90	3.17	10.9	65,690	110	35,259	30,431
110	1.80	3.30	10.4	68,456	120	38,464	29,992
				Required Storage Vol.		34,767	cubic feet
						0.80	acre-feet

DETENTION POND
DETENTION (MODIFIED RATIONAL METHOD - HYDRO 35) 10-YR

Drainage Area = 6.40 acres (does not include bypass areas)
Allowable Outflow Rate - Q_{10} = 12.86 cfs (does not inlcude bypass runoff)
Proposed Runoff Coefficient C = 0.9
Time of Concentration - T_c = 10.00 minutes
Frequency Factor - K = 1

			Inflow	Inflow	Outflow	Outflow	Storage
Duration	Intensity	Depth	Discharge	Volume	Duration	Volume	Volume
(minutes)	(inches/hr)	(inches)	Q=KCiA	Cu. Ft.	(minutes)	Cu. Ft.	Cu. Ft.
10	7.10	1.18	40.9	24,547	20	7,719	16,828
15	6.50	1.63	37.5	33,709	25	9,649	24,061
20	5.90	1.97	34.0	40,797	30	11,578	29,218
30	4.80	2.40	27.7	49,786	40	15,438	34,348
40	4.00	2.67	23.0	55,318	50	19,297	36,020
50	3.50	2.92	20.2	60,504	60	23,157	37,347
60	3.00	3.00	17.3	62,233	70	27,016	35,216
70	2.80	3.27	16.1	67,764	80	30,876	36,888
80	2.60	3.47	15.0	71,913	90	34,735	37,178
90	2.50	3.75	14.4	77,791	100	38,595	39,196
100	2.40	4.00	13.8	82,977	110	42,454	40,522
110	2.30	4.22	13.3	87,471	120	46,314	41,157
				Required Storage Vol.		41,157	cubic feet
						0.94	acre-feet

DETENTION POND
DETENTION (MODIFIED RATIONAL METHOD - HYDRO 35) 25-YR

Drainage Area = 6.40 acres (does not include bypass areas)
Allowable Outflow Rate - Q_{25} = 14.39 cfs (does not inlcude bypass runoff)
Proposed Runoff Coefficient C = 0.9
Time of Concentration - T_c = 10.00 minutes
Frequency Factor - K = 1

			Inflow	Inflow	Outflow	Outflow	Storage
Duration	Intensity	Depth	Discharge	Volume	Duration	Volume	Volume
(minutes)	(inches/hr)	(inches)	Q=KCiA	Cu. Ft.	(minutes)	Cu. Ft.	Cu. Ft.
10	8.30	1.38	47.8	28,696	20	8,635	20,061
15	7.50	1.88	43.2	38,895	25	10,793	28,102
20	6.60	2.20	38.0	45,637	30	12,952	32,685
30	5.50	2.75	31.7	57,046	40	17,270	39,777
40	4.60	3.07	26.5	63,615	50	21,587	42,029
50	4.00	3.33	23.0	69,147	60	25,904	43,243
60	3.50	3.50	20.2	72,605	70	30,222	42,383
70	3.30	3.85	19.0	79,865	80	34,539	45,326
80	3.10	4.13	17.9	85,743	90	38,857	46,886
90	2.90	4.35	16.7	90,237	100	43,174	47,063
100	2.70	4.50	15.6	93,349	110	47,491	45,858
110	2.50	4.58	14.4	95,077	120	51,809	43,269
				Required Storage Vol.		47,063	cubic feet
						1.08	acre-feet

DETENTION POND
DETENTION (MODIFIED RATIONAL METHOD - HYDRO 35) 100-YR

Drainage Area = 6.40 acres (does not include bypass areas)
Allowable Outflow Rate - Q_{100} = 18.66 cfs (does not inlcude bypass runoff)
Proposed Runoff Coefficient C = 0.9
Time of Concentration - T_c = 10.00 minutes
Frequency Factor - K = 1

			Inflow	Inflow	Outflow	Outflow	Storage
Duration	Intensity	Depth	Discharge	Volume	Duration	Volume	Volume
(minutes)	(inches/hr)	(inches)	Q=KCiA	Cu. Ft.	(minutes)	Cu. Ft.	Cu. Ft.
10	9.80	1.63	56.5	33,882	20	11,199	22,683
15	9.00	2.25	51.9	46,674	25	13,999	32,676
20	8.30	2.77	47.8	57,392	30	16,798	40,594
30	6.60	3.30	38.0	68,456	40	22,398	46,058
40	5.80	3.87	33.4	80,211	50	27,997	52,213
50	5.00	4.17	28.8	86,434	60	33,597	52,837
60	4.50	4.50	25.9	93,349	70	39,196	54,153
70	4.00	4.67	23.0	96,806	80	44,796	52,010
80	3.70	4.93	21.3	102,338	90	50,395	51,943
90	3.50	5.25	20.2	108,907	100	55,995	52,912
100	3.40	5.67	19.6	117,550	110	61,594	55,956
110	3.20	5.87	18.4	121,699	120	67,194	54,506
				Required Storage Vol.		55,956	cubic feet
						1.28	acre-feet

NOTES:
1. ONSITE DRAINAGE AREAS OS-1, OS-2, OS-3, OS-4 AND E-1 ARE NOT INCLUDED IN THE DETENTION POND CALCULATIONS AS THEY BYPASS THE POND. THE TOTAL AREA BYPASSING THE POND IS 0.85 ACRES (5.22 CFS).
2. EXISTING DRAINAGE AREAS EX-2, EX-3, AND EX-4 FLOW OFF-SITE WITH A COMBINED AREA OF 2.99 ACRES AT 8.67 CFS RUNOFF. PROPOSED DRAINAGE AREAS OS-1, OS-2, OS-3, OS-4 AND E-1 FLOW OFF-SITE WITH A COMBINED AREA OF 1.19 ACRES AT 5.22 CFS RUNOFF.
3. NO PAVING OPERATIONS, INCLUDING SLAB, ARE ALLOWED UNTIL DETENTION POND IS FULLY INSTALLED WITH EROSION PROTECTION ON THE SIDES AND BOTTOM

DETENTION POND STAGE STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. yd.)	AVG END TOTAL VOL. (cu. yd.)	TOTAL VOL. (ac. ft.)
551.50	0	0	0	0	0
552.00	1985	0.5	8.54	8.54	0.01
553.00	16121	1	245.07	253.61	0.16
554.00	19519	1	662.65	916.26	0.57
555.00	19553	1	720.17	1636.43	1.01
555.60	19571	0.6	433.98	2070.41	1.28
556.00	19586	0.4	289.99	2360.40	1.46
557.00	19620	1	727.04	3087.44	1.91
558.00	19654	1	729.27	3816.71	2.37

Weir Sizing				
WSEL BASED ON SET WIDTH "b"				
	5-YR	10-YR	25-YR	100-YR
Q(allowable)	10.68	12.86	14.39	18.66
Pond FL	551.5	551.5	551.5	551.5
b (width)	0.67	0.67	0.67	0.67
Height	2.83	3.20	3.45	4.10
WSEL	554.33	554.70	554.95	555.60
Q(out, actual)	10.68	12.86	14.39	18.66

Elevation Vs. Discharge Table	
Water Surface Elevation	Weir Discharge (cfs)
557.60	46.92
557.00	28.65
556.00	21.19
555.60	18.66
555.00	14.72
554.95	14.39
554.70	12.86
554.33	10.68
554.00	8.88
553.00	4.13
552.00	0.79
551.50	0.00

N

0 30' 60'
GRAPHIC SCALE - 1"=30'

BENCHMARKS:

CITY BENCHMARK NO. 1 = ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN HARRY MYERS PARK NORTHEAST OF THE WESTERLY BASEBALL FIELD (FIELD #1) RIGHT FIELD FENCE. STATE PLANE COORDINATES: 7,028,087.646 N, 2,597,870.985 W. ELEVATION = 523.27'

CITY BENCHMARK NO. 6 = ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN GRASS MEDIAN ±387' WEST OF INTERSECTION OF JOHN KING BLVD. AND AIRPORT RD. ±100' SOUTH OF AIRPORT RD. CL. ELEVATION = 558.61'

Hedrick, Dylan 1:54:06 PM 06/01/2016

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- —710— EXISTING CONTOUR
- —710— PROPOSED MAJOR CONTOUR
- —710— PROPOSED MINOR CONTOUR
- PROPOSED STORM DRAINAGE

RECORD DRAWING

NOVEMBER 24, 2020

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ENGINEER OF RECORD
DYLAN B. HEDRICK
HALFF ASSOCIATES, INC. TBPE FIRM F-312
DATE: NOVEMBER 24, 2020

ROCKWALL URBAN + INDUSTRIAL CENTER

END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

Project No.:	38050
Issued:	NOVEMBER 2020
Drawn By:	REP
Checked By:	DBH
Scale:	AS SHOWN

Sheet Title
DETENTION POND PLAN

C3.07
Sheet Number

AVO 35989

RUNOFF COLLECTION POINT (Inlet or Manhole) DRAINAGE AREA				UPSTREAM STATION	DOWNSTREAM STATION	Distance Between Collection Points	INCREMENTAL DRAINAGE Drainage Area "A" (Acres)	Combined Runoff Coeff. C*Cf	Incremental "CA"	Incoming CA (from wye or manhole, link to DS lateral DS Accum. CA)	Accum-ulated "CA"	Time at Upstream Station (minutes)	Design Storm Frequency (yrs.)	Intensity "I" (in/hr)	Storm Water Runoff "Q" (c.f.s.)	Slope of Hydraulic Gradient "S" (ft./ft.)	# BARRELS
												10	100	TABLE			
LINE A																	
	INLET		A-1	4+12.79	3+84.66	28.13	1.94	0.90	1.75		1.75	10.00	100	9.80	17.1	0.0012	1
	BEND 45^			3+84.66	3+03.05	81.61			0.00		1.75	10.16	100	9.77	17.1	0.0012	1
	WYE 90^	LAT	A-2	3+03.05	1+36.19	166.86			0.00	1.89	3.64	10.64	100	9.70	35.3	0.0015	1
	BEND 45^			1+36.19	0+09.27	126.92			0.00		3.64	11.43	100	9.57	34.8	0.0015	1
	MH 90^	MH	B-1, C-1	0+09.27	0+00.00	9.27			0.00	1.62	5.26	12.04	100	9.47	49.8	0.0030	1
LAT A-2																	
	INLET		A-2	0+20.00	0+00.00	20.00	2.10	0.90	1.89		1.89	10.00	100	9.80	18.5	0.0020	1
LINE B																	
	INLET		B-1	0+15.00	0+00.00	15.00	0.80	0.90	0.72		0.72	10.00	100	9.80	7.1	0.0010	1
LINE C																	
	INLET		C-1	5+47.98	5+11.94	36.04	0.51	0.90	0.46		0.46	10.00	100	9.80	4.5	0.0004	1
	BEND 45^			5+11.94	1+59.75	352.19			0.00		0.46	10.42	100	9.73	4.5	0.0004	1
	INLINE INLET		C-2	1+59.75	1+00.00	59.75	0.30	0.90	0.27		0.73	14.56	100	9.07	6.6	0.0009	1
	BEND 30^			1+00.00	0+67.81	32.19			0.00		0.73	15.03	100	9.00	6.6	0.0008	1
	INLINE INLET		C-3	0+67.81	0+00.00	67.81	0.19	0.90	0.17		0.90	15.29	100	8.96	8.1	0.0001	1
LINE D																	
	INLET		D-1	1+62.04	0+99.88	62.16	0.58	0.90	0.52	1.38	1.90	10.00	100	9.80	18.7	0.0068	1
	MH 90^			0+99.88	0+03.86	96.02			0.00		1.90	10.17	100	9.77	18.6	0.0068	1
	BEND 45^			0+03.86	0+00.00	3.86			0.00		1.90	10.44	100	9.73	18.5	0.0067	1

UPSTREAM STATION	Selected Storm Sewer Size SPAN for RCB (feet) DIA for pipe (inches)	RISE ONLY FOR RCB (feet)	Velocity In Sewer Between Collection Points "V" (ft/sec)	Standard DS Junction Loss k	Minor Loss Coeff. Kj	Velocity Head (V2/2g) (feet)		Flow Time in Sewer Distance V x 60 (minutes)	Hydraulic Grade: DS Hyd. Grade	Friction Losses	Hyd. Grade After Friction Loss	Junction Losses	Minor Losses	Hyd. Grade After Hyd. Jump	Inlet Top Elevation	Starting Hydraulic Grade at DS End	PIPE SOFFIT ELEV	PF IF (-#) THEN PIPE IS IN PF		DEPTH TO PONDING
			12																	
LINE A																				
4+12.79	3	2	2.85		1.25	0.13		0.16	556.54	0.03	556.58	0.00	0.16	556.73	556.83		555.68	1.06	FULL	0.10
3+84.66	3	2	2.85		0.15	0.13		0.48	556.42	0.10	556.52	0.00	0.02	556.54			555.62	0.92	FULL	
3+03.05	5	2	3.53	0.45		0.19		0.79	556.04	0.25	556.29	0.14	0.00	556.42			555.46	0.97	FULL	
1+36.19	5	2	3.48		0.15	0.19		0.61	555.82	0.18	556.01	0.00	0.03	556.04			555.12	0.91	FULL	
0+09.27	5	2	4.98	1.00		0.39		0.03	555.60	0.03	555.63	0.20	0.00	555.82		555.60	554.87	0.96	FULL	
LAT A-2																				
0+20.00	30		3.77		1.25	0.22		0.09	556.42	0.04	556.46	0.00	0.28	556.74	559.39	556.42	556.02	0.72	FULL	2.65
LINE B																				
0+15.00	24		2.25		1.25	0.08		0.11	555.82	0.01	555.84	0.00	0.10	555.94	559.16	555.82	2.03	553.90	FULL	3.22
LINE C																				
5+47.98	24		1.43		1.25	0.03		0.42	556.11	0.01	556.12	0.00	0.04	556.16	559.03		556.30	-0.14	PARTIAL	2.87
5+11.94	24		1.42		0.15	0.03		4.14	555.96	0.14	556.10	0.00	0.00	556.11			556.20	-0.10	PARTIAL	
1+59.75	24		2.10		0.50	0.07		0.47	555.88	0.05	555.93	0.00	0.03	555.96	557.76		555.14	0.82	FULL	1.80
1+00.00	24		2.09		0.10	0.07		0.26	555.84	0.03	555.87	0.00	0.01	555.88			554.97	0.91	FULL	
0+67.81	36		1.14		0.50	0.02		0.99	555.82	0.01	555.83	0.00	0.01	555.84	558.62	555.82				2.78
LINE D																				
1+62.04	24		5.94		1.25	0.55		0.17	553.83	0.42	554.25	0.00	0.69	554.94	555.70		551.44	3.50	FULL	0.76
0+99.88	24		5.92		0.50	0.55		0.27	552.91	0.65	553.56	0.00	0.27	553.83	555.90					2.07
0+03.86	24		5.90		0.15	0.54		0.01	552.80	0.03	552.83	0.00	0.08	552.91		552.80				

ROCKWALL INLET DESIGN CALCULATIONS TABLE

INLET ID	LOCATION: ALIGNMENT	STATION	OFFSET	DESIGN FREQ.	AREA RUNOFF: C	AREA ID	TIME OF CONCENTRATION Tc	INTENSITY I	AREA A	RUNOFF Q	UPSTREAM BYPASS C*A	TOTAL GUTTER FLOW Q_A	GUTTER FLOW: THOROUGH FARE TYPE	ON-GRADE/SAG	MANNING'S n	LONG SLOPE S	CROWN TYPE	CROSS SLOPE S_X	DEPRESSION: DEPTH a	DEPRESSION: WIDTH W
				(yr)			(min)	(in/hr)	(acres)	(cfs)	(cfs)	(cfs)				(ft/ft)		(ft/ft)	(ft)	(ft)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)
A-1	LINE A	4+12.79	0	100	0.90	B-1	10	9.80	1.94	17.13		17.13		SAG	0.0175	0.0035		0.0350	0.5	2
A-2	LAT A-1	0+20.00	0	100	0.90	C-1	10	9.80	2.10	18.52		18.52		SAG	0.0175	0.0055		0.0350	0.5	2
B-1	LINE B	0+15.00	0	100	0.90	C-2	10	9.80	0.80	7.06		7.06		SAG	0.0175	0.0400		0.0050	0.5	2
C-1	LINE C	5+43.57	0	100	0.90	C-3	10	9.80	0.51	4.49		4.49		SAG	0.0175	0.0300		0.0064	0.5	2
C-2	LINE C	1+59.75	0	100	0.90	D-1	10	9.80	0.30	2.65		2.65		ON-GRADE	0.0175	0.0350		0.0350	0.5	2
C-3	LINE C	0+67.81	0	100	0.90	E-1	10	9.80	0.19	1.68		1.68		ON-GRADE	0.0175	0.0500		0.0030	0.5	2

INLET ID	PONDING WIDTH/SPREAD (ALLOW) T_{ALLOW}	(ACTUAL) T_{ACTUAL}	DEPTH OF GUTTER FLOW (ALLOW) Y_{ALLOW}	(ACTUAL) Y_{ACTUAL}	MAX. ALLOWABLE FLOW BASED ON MAX. ALLOWABLE PONDING WIDTH $Q_{ALLOW\ GUTTER}$	INLETS CAPACITY: DEPRESSED GUTTER SECTION AREA A_W	WETED PERIMITER P_W	SECTION BEYOND DEPRESSION AREA A_W	WETED PERIMITER P_W	CONVEYANCE: DEPRESSION SECTION K_W	SECTION BEYOND DEPRESSION K_0	RATIO OF DEPRESSION FLOW TO TOTAL FLOW E_0	EQUIVALENT CROSS SLOPE, S_e	INLET LENGTH: REQUIRED $L_{REQ'D}$	ACTUAL L_{ACTUAL}	INLET CAPACITY Q_C	INLET BY-PASS: FLOW Q_{BYPASS}	C*A	TO INLET ID	REMARKS
	(ft)	(ft)	(ft)	(ft)	(cfs)	(ft^2)	(ft)	(ft^2)	(ft)	(cfs)	(cfs)		(ft/ft)	(ft)	(ft)	(cfs)	(cfs)			
(1)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)	(35)	(36)	(37)	(38)	(39)	(40)	(41)
A-1	29	18.52	1.015	0.6482	1.66	1.73	2.18	4.78	16.52	125.45	177.29	0.414	0.139	10.67	20	28.33				
A-2	29	17.52	1.015	0.6132	2.62	1.66	2.18	4.22	15.52	117.10	150.12	0.438	0.145	13.17	20	26.06				
B-1	50	28.39	0.25	0.1420	3.17	0.77	2.17	1.74	26.39	33.04	24.15	0.578	0.149	53.82	10	1.67				
C-1	75	21.67	0.48	0.1387	10.59	0.76	2.17	1.24	19.67	32.37	16.63	0.661	0.172	34.20	10	1.62				
C-2	30	5.98	1.05	0.2092	18.22	0.85	2.18	0.28	3.98	38.40	3.98	0.906	0.262	8.38	10	4.05				
C-3	18	21.85	0.054	0.0656	0.11	0.63	2.17	0.59	19.85	23.15	4.82	0.828	0.210	8.77	10	2.29				

RECORD DRAWING
NOVEMBER 24, 2020

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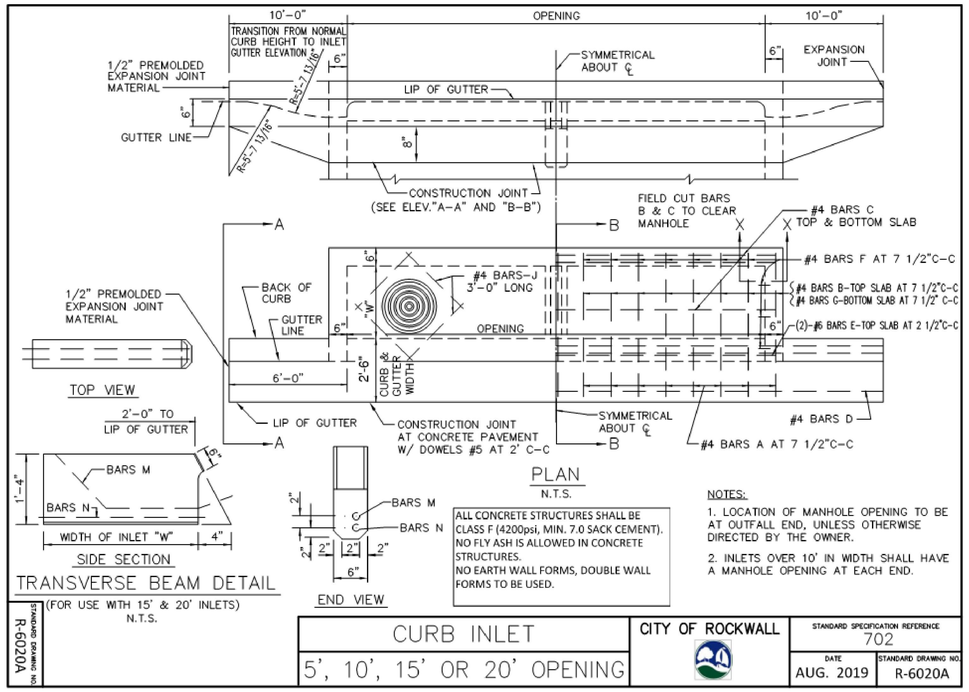
ENGINEER OF RECORD
DYLAN B. HEDRICK
HALFF ASSOCIATES, INC. TBPE FIRM F-312
DATE: NOVEMBER 24, 2020

ROCKWALL URBAN + INDUSTRIAL CENTER
END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

Project No.:	38050
Issued:	NOVEMBER 2020
Drawn By:	REP
Checked By:	DBH
Scale:	AS SHOWN
Sheet Title	STORM CALCULATIONS
Sheet Number	C3.08



TRANSVERSE BEAM DETAIL

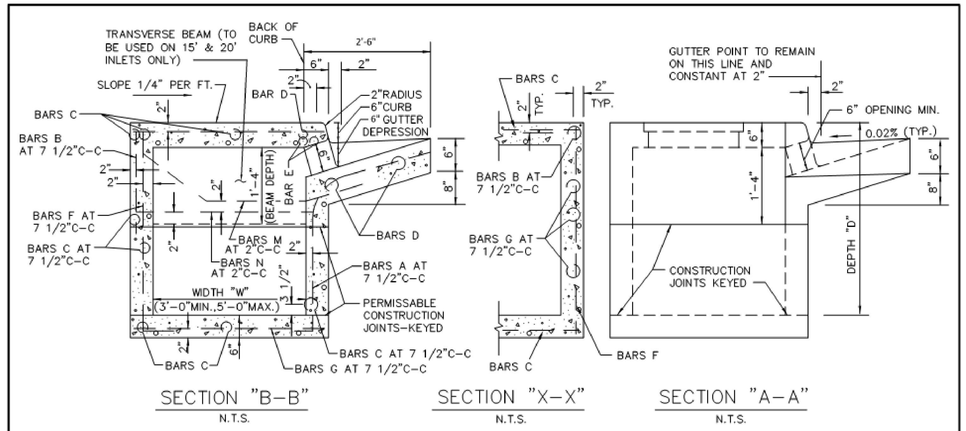
(FOR USE WITH 15' & 20' INLETS)
N.T.S.

ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi, MIN. 7.0 SACK CEMENT).
NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES.
NO EARTH WALL FORMS, DOUBLE WALL FORMS TO BE USED.

NOTES:

1. LOCATION OF MANHOLE OPENING TO BE AT OUTFALL END, UNLESS OTHERWISE DIRECTED BY THE OWNER.
2. INLETS OVER 10' IN WIDTH SHALL HAVE A MANHOLE OPENING AT EACH END.

STANDARD DRAWING NO.	CURB INLET	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE	
R-6020A	5', 10', 15' OR 20' OPENING		702	
			DATE: AUG. 2019	STANDARD DRAWING NO.: R-6020A

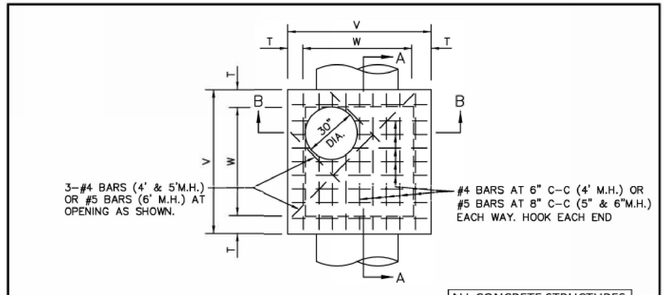


GENERAL NOTES:

1. ALL CONCRETE SHALL BE CLASS "A" CONCRETE.
2. REINFORCING BARS SHALL BE STANDARD GRADE STEEL, DEFORMED REINFORCING BARS OF A DIAMETER AND LENGTH AS SHOWN.
3. CHAMFER ALL EXPOSED CORNERS 3/4" EXCEPT WHERE OTHERWISE NOTED.
4. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
5. FIELD CUT AND BEND BARS AS NECESSARY TO ACCOMODATE STORM SEWER PIPE.
6. RING AND COVER SHALL BE APPROVED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.

ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi, MIN. 7.0 SACK CEMENT).
NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES.
NO EARTH WALL FORMS, DOUBLE WALL FORMS TO BE USED.

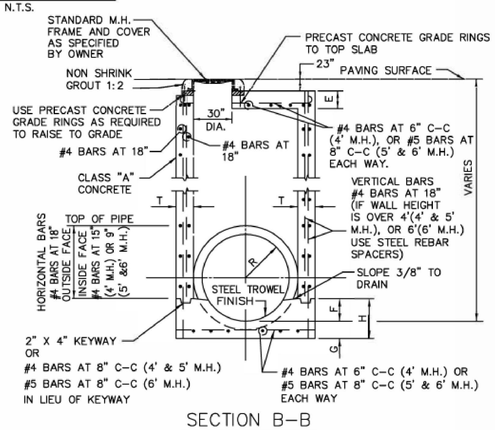
STANDARD DRAWING NO.	CURB INLET	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE	
R-6020B	CROSS SECTION & INLET THROAT		702	
			DATE: AUG. 2019	STANDARD DRAWING NO.: R-6020B



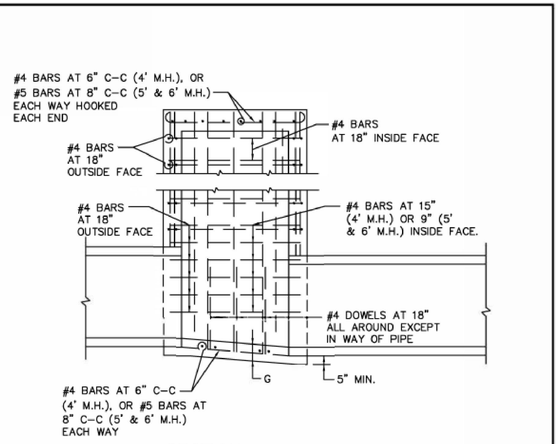
M.H. SIZE(W)	V	T	E	F	G	H
4'	5'-4"	8"	6"	9"	6"	1'-3"
5'	6'-4"	8"	6"	12"	8"	1'-8"
6'	7'-6"	9"	9"	16"	10"	2'-2"

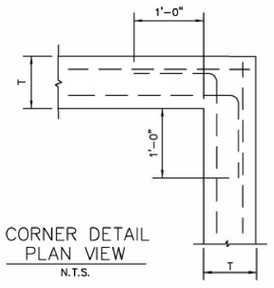
TABLE OF DIMENSIONS
N.T.S.

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



STORM WATER MANHOLE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE	
4', 5', OR 6' SQUARE		502.1.4.1*	
		DATE: Mar. 2018	STANDARD DRAWING NO.: R-6010A



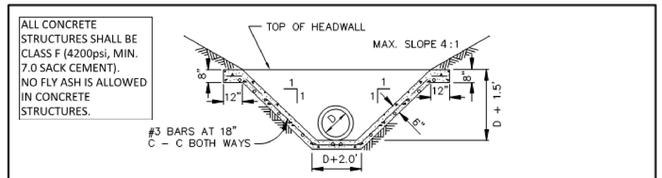


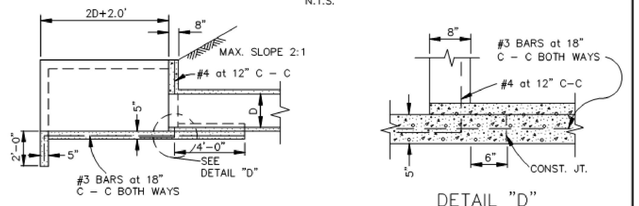
NOTES:

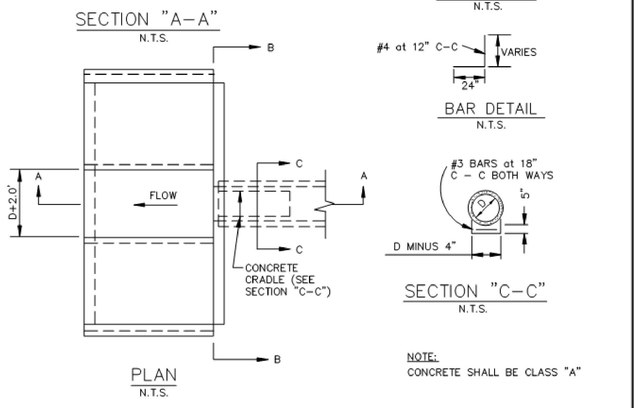
1. SLOPE INVERT OF MANHOLE AS INDICATED ON PLAN-PROFILE SHEET.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACE SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi, MIN. 7.0 SACK CEMENT).
4. NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES.

STORM WATER MANHOLE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE	
4', 5', OR 6' SQUARE		502.1.4.1*	
		DATE: Mar. 2018	STANDARD DRAWING NO.: R-6010B

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







NOTE:
CONCRETE SHALL BE CLASS "A"

CONCRETE APRON VERTICAL HEADWALL	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE	
		803.3	
		DATE: Mar. 2018	STANDARD DRAWING NO.: R-6060

RECORD DRAWING

NOVEMBER 24, 2020

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ENGINEER OF RECORD
DYLAN B. HEDRICK
HALFF ASSOCIATES, INC. TBPE FIRM F-312
DATE: NOVEMBER 24, 2020

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END OF ALPHA DRIVE
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Revision No.	Date	Description

Project No.:	38050
Issued:	NOVEMBER 2020
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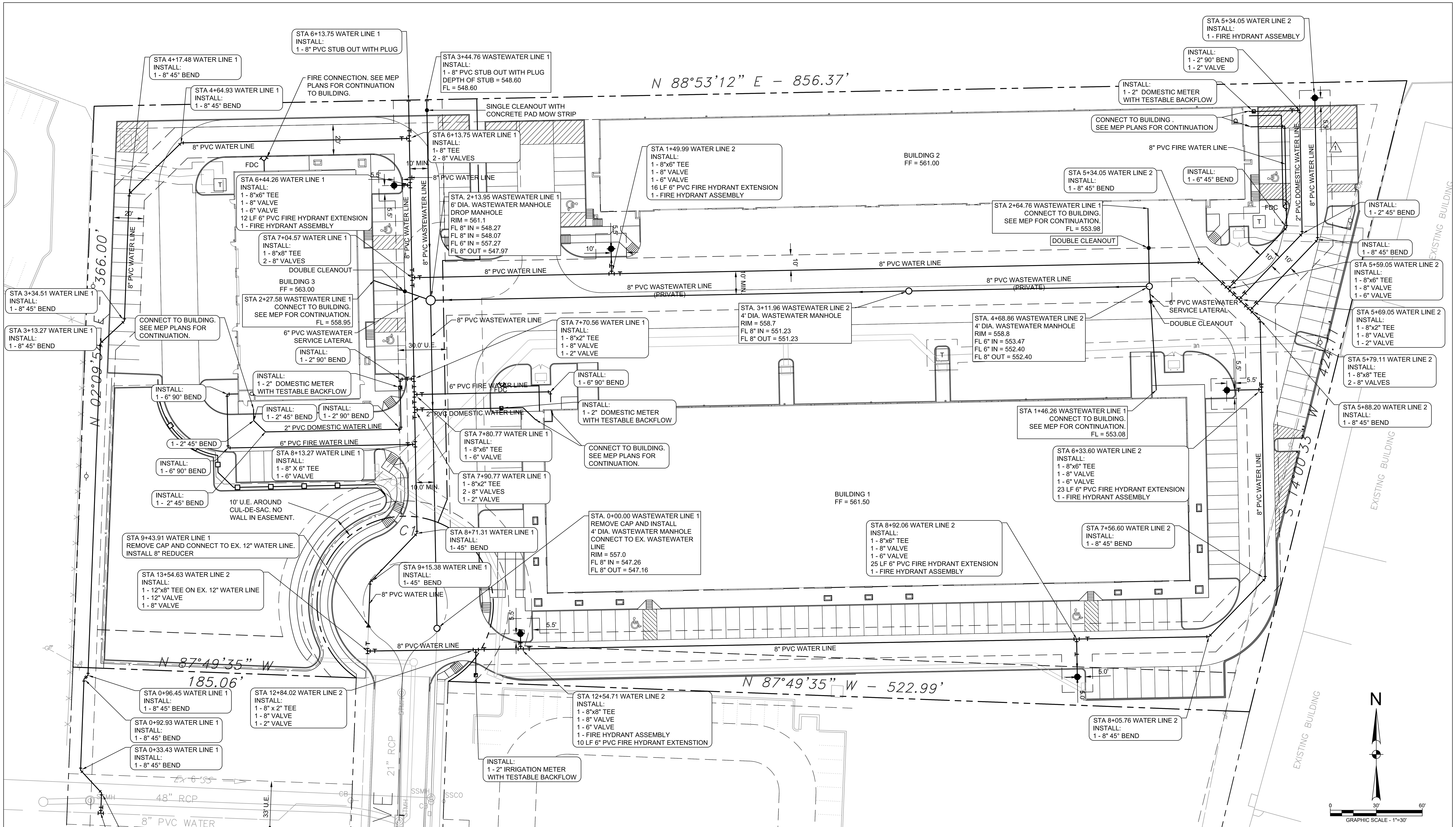
Scale:	AS SHOWN

Sheet Title
STORM DRAIN DETAILS

C3.09
Sheet Number



LEGEND

6" SANITARY SEWER	PROPOSED WASTEWATER LINE
	PROPOSED WASTEWATER MANHOLE
4" OR 12" WATER LINE	PROPOSED WATER LINE
	PROPOSED TEE
	PROPOSED 45° BEND
	PROPOSED 90° BEND
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED STORM SEWER
	PROPOSED INLET
	DOUBLE CLEANOUT

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Revision No.	Date	Description
1	4/1/2020	WATER LINE PER CITY CMNTS
2	5/14/2020	SANITARY SEWER
3	6/10/2020	SANITARY SEWER

Project No.:	38050
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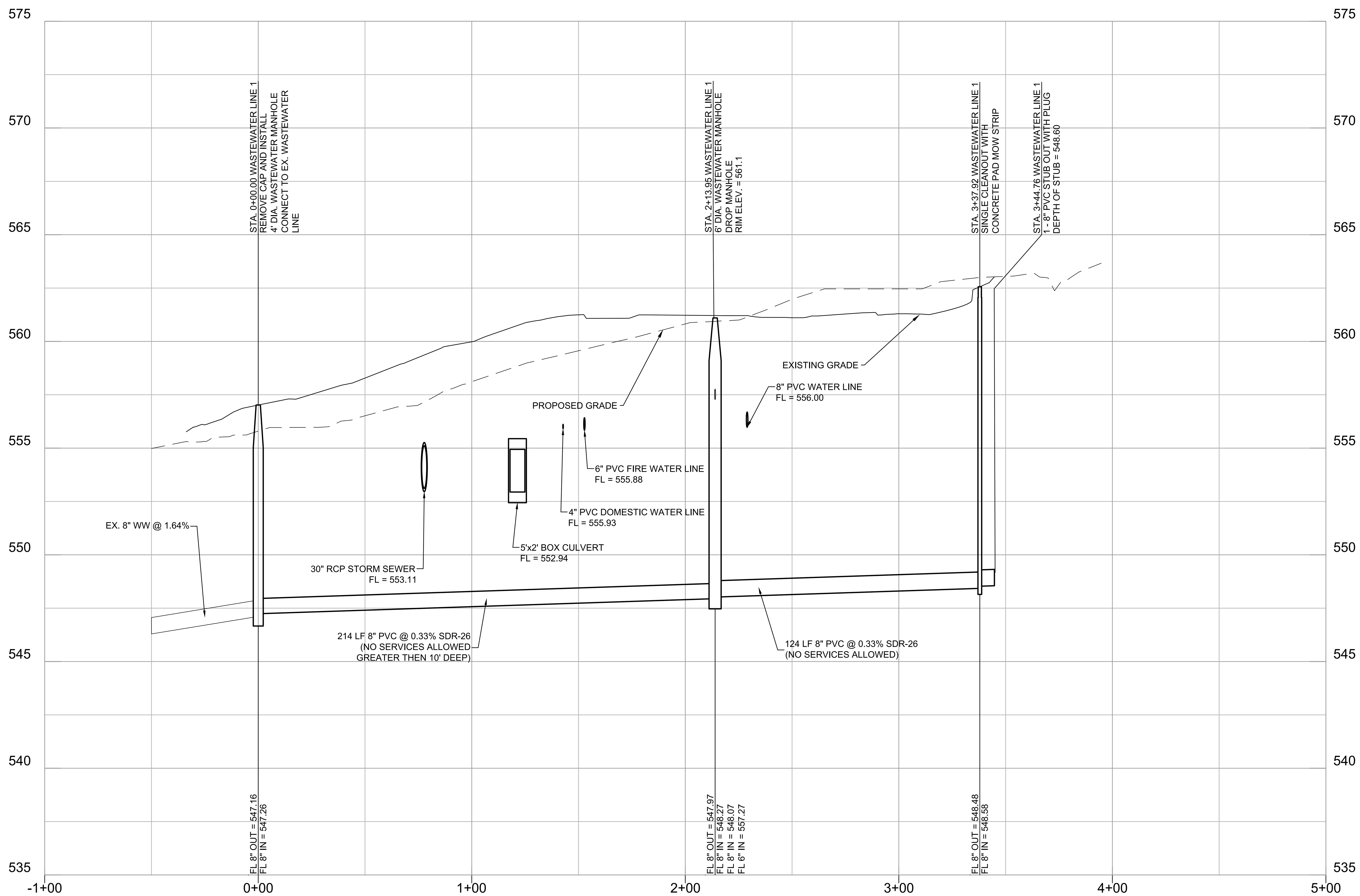
Sheet Title
UTILITY PLAN

C4.01
Sheet Number



WASTEWATER LINE 1 PROFILE

RECORD DRAWING

NOVEMBER 24, 2020

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ENGINEER OF RECORD
DYLAN B. HEDRICK
HALFF ASSOCIATES, INC. TBPE FIRM F-312
DATE: NOVEMBER 24, 2020

ROCKWALL URBAN + INDUSTRIAL CENTER

END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description
2	5/14/2020	SANITARY SEWER

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WASTEWATER PROFILE

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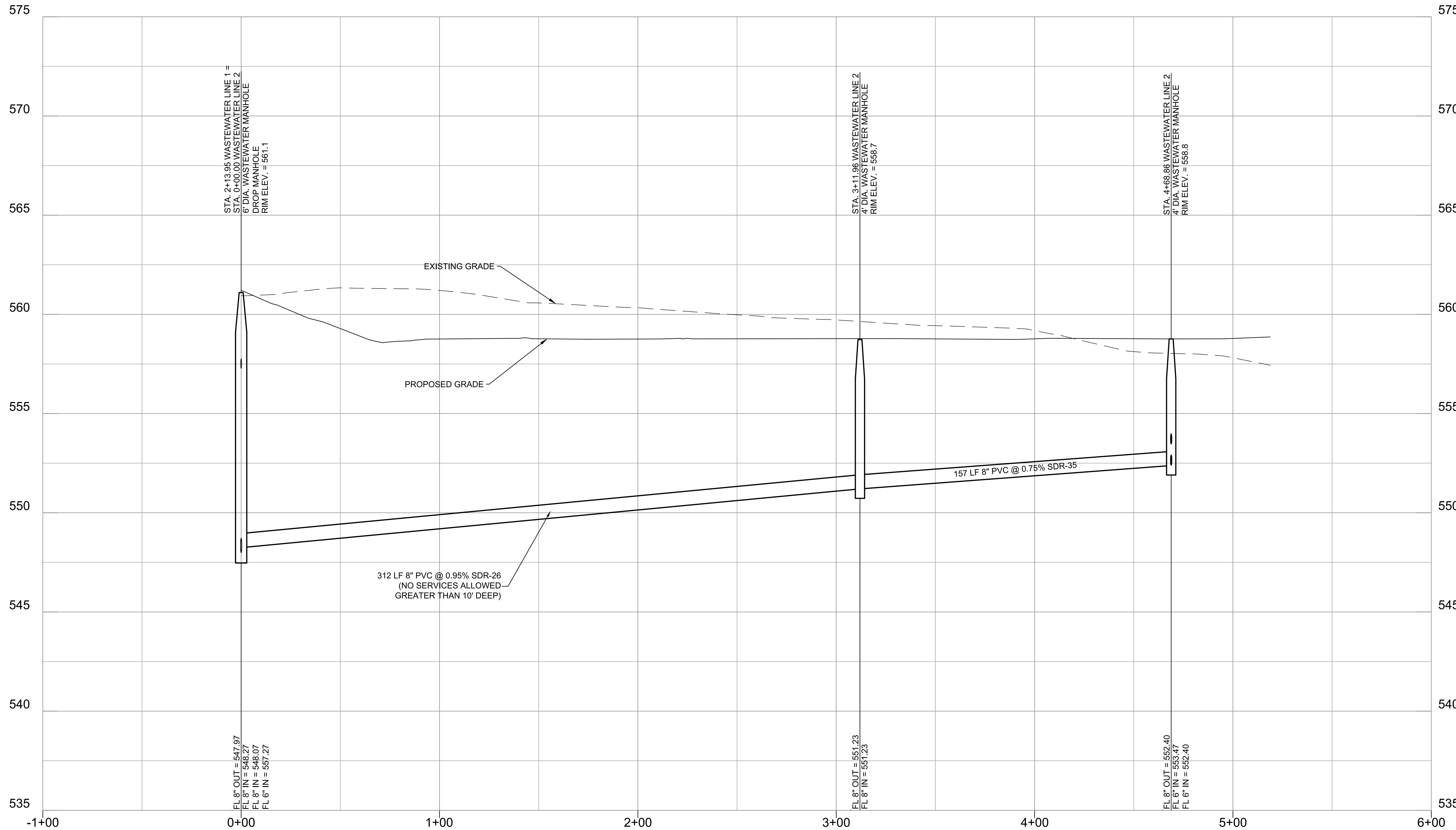

WASTEWATER LINE 2 PROFILE

RECORD DRAWING

NOVEMBER 24, 2020

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HALFF ASSOCIATES, INC. TBPE FIRM F-312
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ROCKWALL, TX 75087

HALFF

1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

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Sheet Title
WASTEWATER PROFILE

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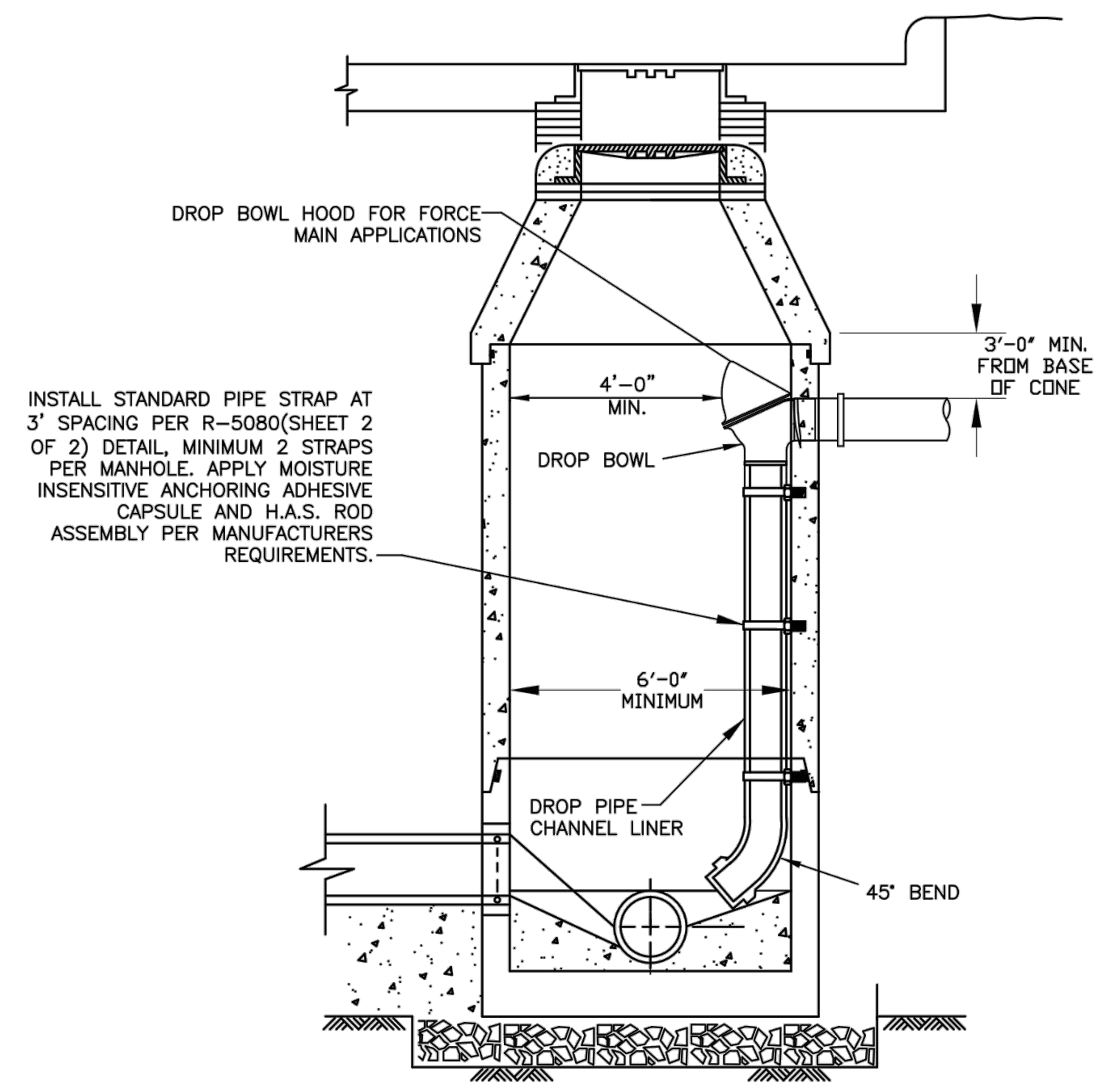


ELEVATION

N.T.S.

NOTE:

1. DROP BOWL, DROP PIPE CHANNEL LINER AND STAINLESS STEEL PIPE CLAMPS AS MANUFACTURED BY RELINER/DURAN INC. OR APPROVED EQUAL.

SHEET 1 OF 2

WASTEWATER MANHOLE	CITY OF ROCKWALL	
DROP CONNECTIONS		DATE AUG '19 / DRAWING NO. R-5080

HVA ADHESIVE CAPSULE ANCHOR

A. DRILL HOLES WITH ANSI B212.15 MATCHED TOLERANCE CARBIDE TIPPED DRILL BITS WITH DRILL IN ROTO-HAMMER MODE OR USE A MATCHED TOLERANCE DIAMOND CORE DRILL BIT OF DIAMETER SPECIFIED BY HILTI.
B. DRILLED HOLE SPECIFICATIONS (DIAMETER & DEPTH) SHALL COMPLY WITH HILTI SPECIFICATION OR ICC ESR 1562.
C. ALLOWABLE LOADS MAY BE INCREASED BY 33-1/3% FOR SHORT-TERM WIND OR SEISMIC LOAD RESISTANCE IAW ICC ESR 1682 UNLESS NOT PERMITTED BY THE APPLICABLE BUILDING CODE.
D. WHEN CONDUCTED, PROOF TEST ANCHORS IN THE FIELD TO 150–200% OF HILTI PUBLISHED ALLOWABLE TENSION LOAD UNLESS NOTED OTHERWISE IN A PROOF TEST LOAD TABLE. TORQUE TESTING IS NOT PERMITTED.
E. ANCHORS SHALL BE TIGHTENED WITH A CALIBRATED TORQUE WRENCH. USE OF AN IMPACT WRENCH IS NOT PERMITTED.
F. CONTACT HILTI TECHNICAL SUPPORT AT 1-800-879-8000 FOR INSTALLATION INSTRUCTIONS IN SUBMERGED WATER CONDITIONS.
G. CONTACT HILTI TECHNICAL SUPPORT AT 1-800-879-8000 FOR ADDITIONAL ASSISTANCE WITH HVA ADHESIVE ANCHOR INSTALLATIONS.
H. INSTALLATION INSTRUCTIONS:
H.1. FOR HVA ADHESIVE CAPSULES WITH H.A.S. THREADED RODS:

1. DRILL ANCHOR HOLE WITH A CARBIDE BIT (SEE NOTE 1 ABOVE), TO SPECIFIED EMBEDMENT DEPTH.
2. CLEAN HOLE WITH COMPRESSED AIR OR BLOW OUT PUMP. INSERT NOZZLE TO BOTTOM OF HOLE.
3. IF USING MATCHED TOLERANCE CORE BIT, REMOVE STANDING WATER FROM HOLE.
4. INSERT APPROPRIATE HVU CAPSULE INTO HOLE WITH POINTED END FIRST. CAPSULE LENGTH IS LONGER THAN STANDARD EMBEDMENT AND WILL PROTRUDE FROM HOLE. DO NOT CUT OFF ANY PART OF THE HVU CAPSULE.
5. THREAD NUT ONTO ROD.
6. PLACE A WASHER ON FIRST NUT AND THREAD BLACK SETTING NUT DOWN ON WASHER.
7. TIGHTEN NUTS TOGETHER SO THAT BLACK SETTING WASHER IS AT TOP OF ROD.
8. INSERT SQUARE DRIVE SHAFT INTO HAMMER DRILL AND ATTACH PROPER IMPACT SOCKET.
9. WITH HAMMER DRILL ON ROTARY HAMMER, ENGAGE TOP NUT OF HAS ROD ASSEMBLY AND ROTOHAMMER ROD THROUGH CAPSULE(S) INTO THE HOLE. STOP DRILL ROTATION IMMEDIATELY UPON REACHING BOTTOM OF HOLE.
10. DO NOT DISTURB OR LOAD ANCHOR BEFORE CURING TIME ELAPSES.

HVA INSTALLATION SPECIFICATION TABLE FOR H.A.S. RODS

DETAILS / HAS Rod Size		in.	3/8	1/2	5/8	3/4	7/8	1	1-1/4
d_{bit} : nominal bit diameter		in.	15/32	9/16	11/16	7/8	1	1-1/8	1-3/8
h_{nom} = std. depth of embed. = capsule length		in.	3-1/2	4-1/4	5	6-5/8	6-5/8	8-1/4	12
t : max. thickness fastened		in.	1	1-1/2	1-3/4	2	2-1/4	2-1/2	2-3/4
t_{max} : max. tightening torque	All Hilti Rods	ft-lb	18	30	75	150	175	235	400
h : minimum base material thickness	$h_{ef} = h_{nom}$	in.	5-1/4	6-3/8	7-1/2	10	10	12-3/8	18
	$h_{ef} \neq h_{nom}$	in.	$1.0h_{ef}$ + 2	$1.0h_{ef}$ + 2	$1.0h_{ef}$ + 2	$1.0h_{ef}$ + 2	$1.0h_{ef}$ + 2	$1.0h_{ef}$ + 2 1/4	$1.0h_{ef}$ + 3
Recommended Hilti Rotary Hammer Drill			TE-5,15, 18M,25	TE-18M,25,55,76		TE-55, 76		TE-76	

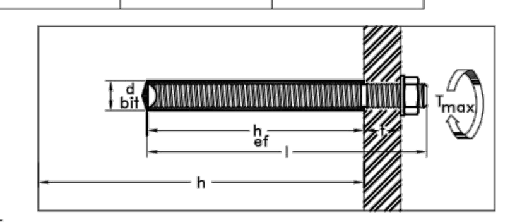
For SI: 1 inch - 25.4mm, 1ft-lb = 1.4 Nm

Curing Time Table (Approximate)

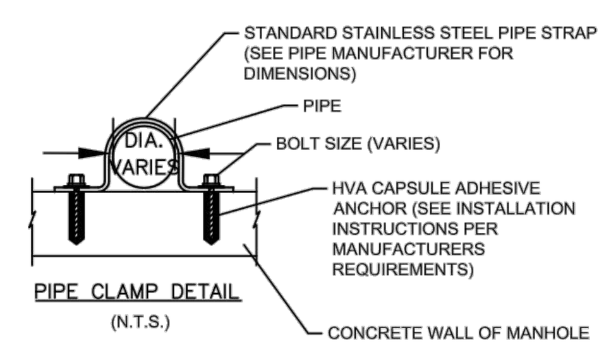
Approx. Curing Time	Base Material Temperature
20 Minutes	ABOVE 68° F/20°C
30 Minutes	50° F/10° C
1 Hour	32° F/0° C
5 Hour	23° F/-5° C

INSTALLATION INSTRUCTIONS:

1. SET THE DRILL DEPTH GAUGE AND DRILL A HOLE TO THE REQUIRED HOLE DEPTH. IMPORTANT: CLEAN OUT DUST AND DEBRIS. USE COMPRESSED AIR OR VACUUM AT BOTTOM OF THE HOLE. WHEN USING THE HILTI MATCHED TOLERANCE DIAMOND CORE BIT, IMMEDIATELY REMOVE STANDING WATER.
2. INSERT APPROPIATE DIAMETER HVU ADHESIVE CAPSULE INTO PRE-DRILLED HOLE IN BASE MATERIAL. NOTE: THE BEST METHOD FOR SETTING MULTIPLE CAPSULES IS TO CRUSH THE FIRST CAPSULES(S) INTO THE HOLE AND THEN INSERT THE NEXT CAPSULE. DO NOT CUT OFF CAPSULES PARTIALLY PROTRUDING FROM THE HOLE.
3. CAPSULE LENGTH IS LONGER THAN STANDARD EMBED, DEPTH AND WILL PROTRUDE FROM THE HOLE.
4. THREAD A H.A.S. NUT ON THE H.A.S. ROD. PLACE A WASHER ON TOP OF THE FIRST NUT AND THEN THREAD A BLACK SETTING NUT DOWN ON TOP OF THE WASHER. TIGHTEN THE TWO NUTS TOGETHER "LOCKING" THE WASHER BETWEEN THEM. THE TOP NUT SHOULD BE FLUSH WITH THE TOP OF THE ROD.
5. INSERT A SQUARE DRIVE SHAFT INTO THE HAMMER DRILL AND ATTACH THE PROPER IMPACT SOCKET. AT THE ROTARY HAMMER DRILL SETTING, ENGAGE THE TOP NUT OF THE HAS ROD ASSEMBLY WITH THE SOCKET AND DRIVE THE ROD DOWN THROUGH THE CAPSULE(S). STOP DRILL ROTATION IMMEDIATELY UPON REACHING BOTTOM OF HOLE.
6. DO NOT DISTURB OR LOAD THE SET ANCHOR BEFORE THE SPECIFIED CURING TIME ELPASES.



HILTI HVA ADHESIVE CAPSULE ANCHOR
OR APPROVED EQUAL

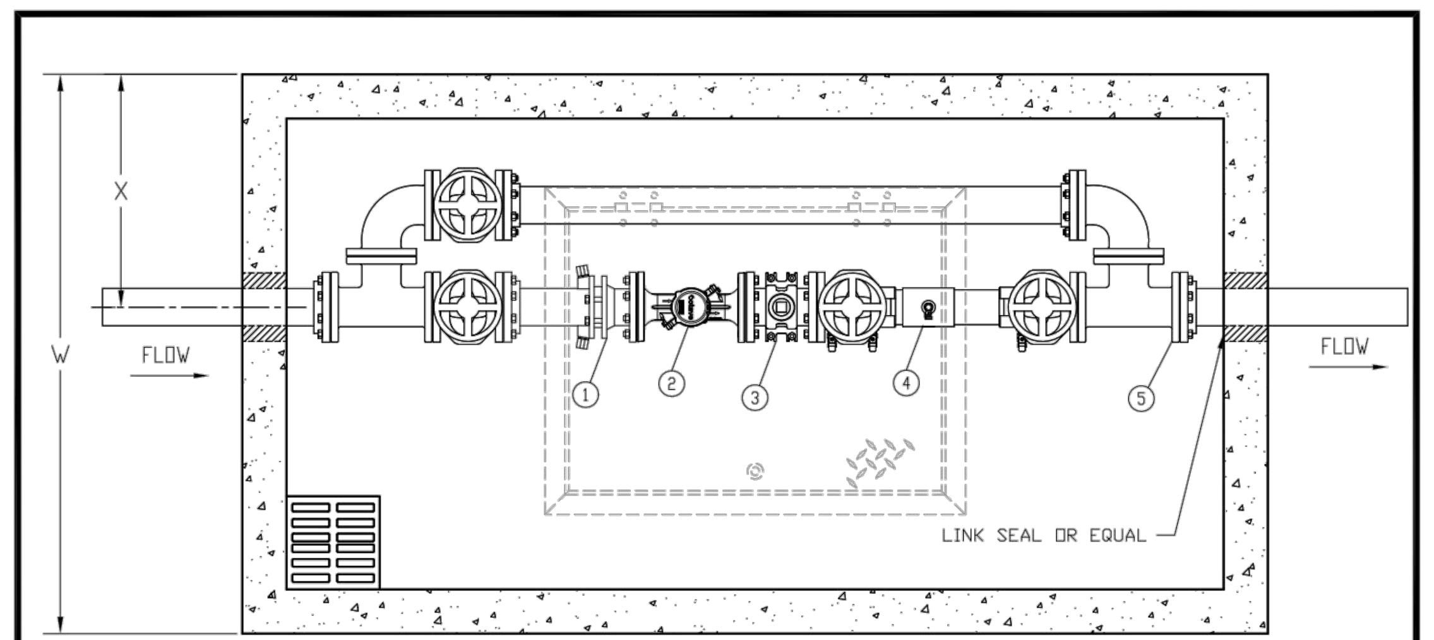


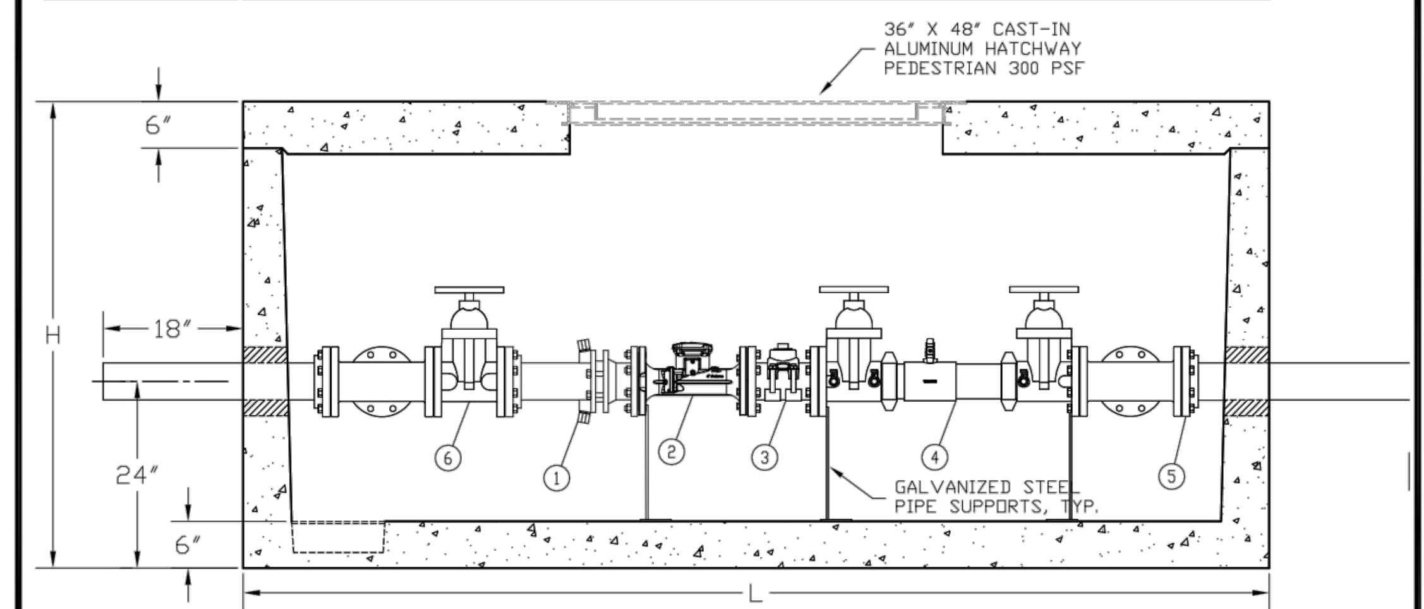
PIPE CLAMP DETAIL
(N.T.S.)

DROP FIXTURE ANCHOR
(N.T.S.)

SHEET 2 OF 2

WASTEWATER MANHOLE	CITY OF ROCKWALL	
DROP CONNECTIONS		DATE AUG '19 / DRAWING NO. R-5080





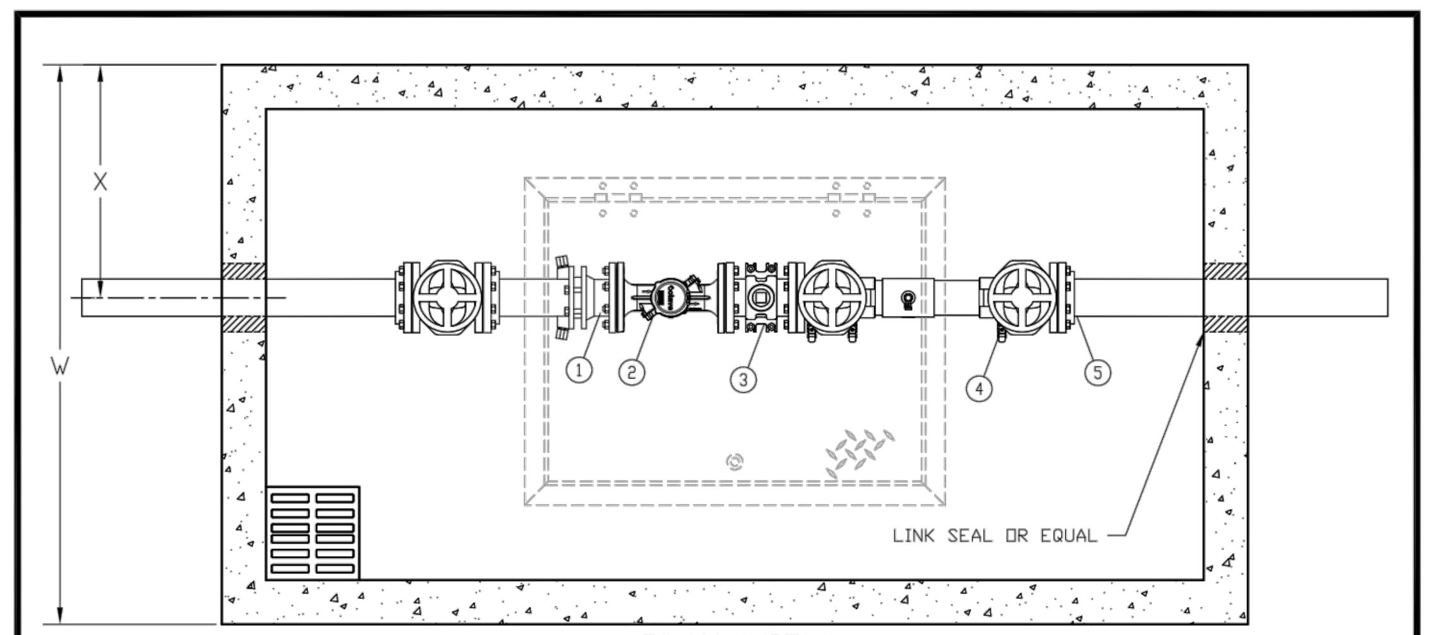
SIZE	L	W	H
3"	11'- 0"	6'- 0"	5'- 0"
4"	8'- 8"	5'- 0"	5'- 0"
6"	11'- 0"	6' 0"	5'- 0"

NOTES:

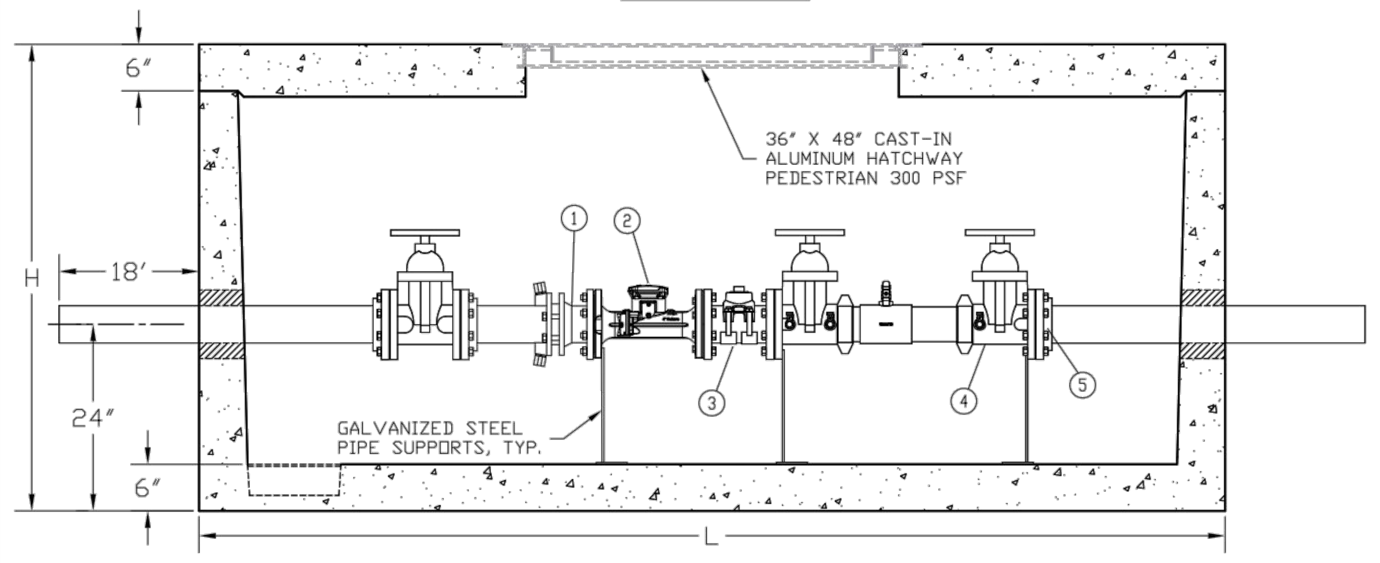
1. CONCRETE SHALL HAVE MIN STRENGTH OF 4200 PSI AT 28 DAYS. NO CAST IN PLACE VAULTS SHALL BE ALLOWED.
2. REINFORCEMENT SHALL BE GRADE 60. STEEL BAR SHALL CONFORM TO ASTM A615 ON REQUIRED CENTERS OR EQUALS.
3. ACCESS IS 1/4" ALUMINUM DIAMOND PLATE COVER WITH ALUMINUM FRAME. HATCH TO BE FURNISHED WITH 316 STAINLESS STEEL SLAM LOCK & HINGES.

ITEM	DESCRIPTION
1	FLANGE COUPLING ADAPTER
2	MASTER METER OCTAVE METER
3	STRAPPING SADDLE W/2" NPT PLUG
4	DOUBLE CHECK ASSEMBLY
5	FLG X P.E. SPOOL, D.I.
6	FLG NRS GATE VALVE

IRRIGATION WATER METER VAULT	CITY OF ROCKWALL	
3", 4" OR 6" LINE		DATE AUG '19 / DRAWING NO. R-4160



PLAN VIEW



ELEVATION VIEW

SIZE	L	W	H
3"	11'- 0"	6'- 0"	5'- 0"
4"	11'- 0"	6'- 0"	5'- 0"
6"	11'- 0"	6'- 0"	5'- 0"

NOTES:

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ITEM	DESCRIPTION
1	FLANGE COUPLING ADAPTER
2	MASTER METER OCTAVE METER
3	STRAPPING SADDLE W/2" NPT PLUG
4	DOUBLE CHECK ASSEMBLY
5	FLG X P.E. SPOOL, D.I.

IRRIGATION WATER METER VAULT	CITY OF ROCKWALL	
3", 4" OR 6" LINE		DATE AUG '19 / DRAWING NO. R-4170

RECORD DRAWING

NOVEMBER 24, 2020

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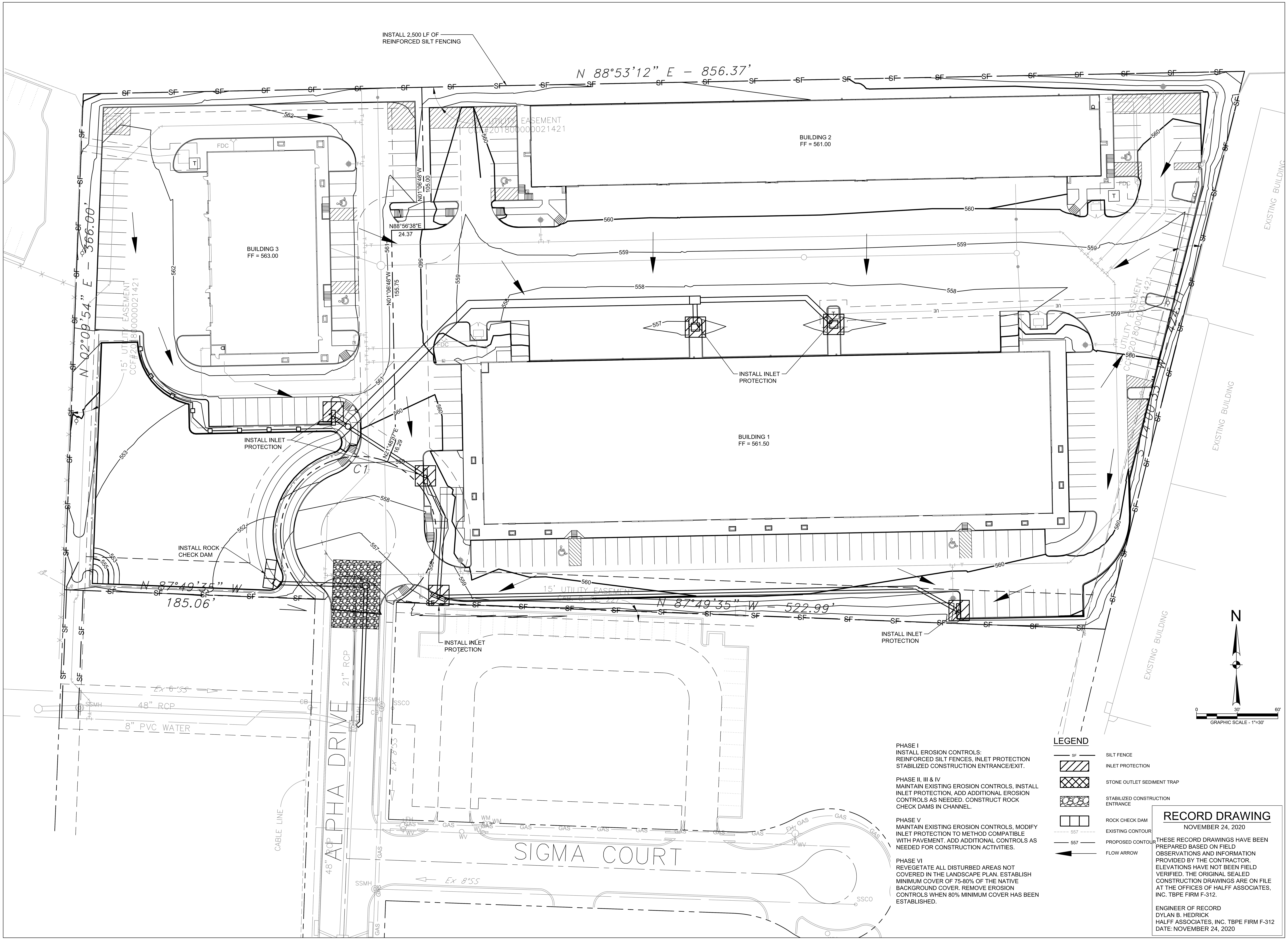

PHASE I
INSTALL EROSION CONTROLS:
REINFORCED SILT FENCES, INLET PROTECTION
STABILIZED CONSTRUCTION ENTRANCE/EXIT.

PHASE II, III & IV
MAINTAIN EXISTING EROSION CONTROLS, INSTALL INLET PROTECTION, ADD ADDITIONAL EROSION CONTROLS AS NEEDED. CONSTRUCT ROCK CHECK DAMS IN CHANNEL.

PHASE V
MAINTAIN EXISTING EROSION CONTROLS. MODIFY INLET PROTECTION TO METHOD COMPATIBLE WITH PAVEMENT. ADD ADDITIONAL CONTROLS AS NEEDED FOR CONSTRUCTION ACTIVITIES.

PHASE VI
REVEGETATE ALL DISTURBED AREAS NOT COVERED IN THE LANDSCAPE PLAN. ESTABLISH MINIMUM COVER OF 75-80% OF THE NATIVE BACKGROUND COVER. REMOVE EROSION CONTROLS WHEN 80% MINIMUM COVER HAS BEEN ESTABLISHED.

LEGEND

- SILT FENCE
- INLET PROTECTION
- STONE OUTLET SEDIMENT TRAP
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK CHECK DAM
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FLOW ARROW

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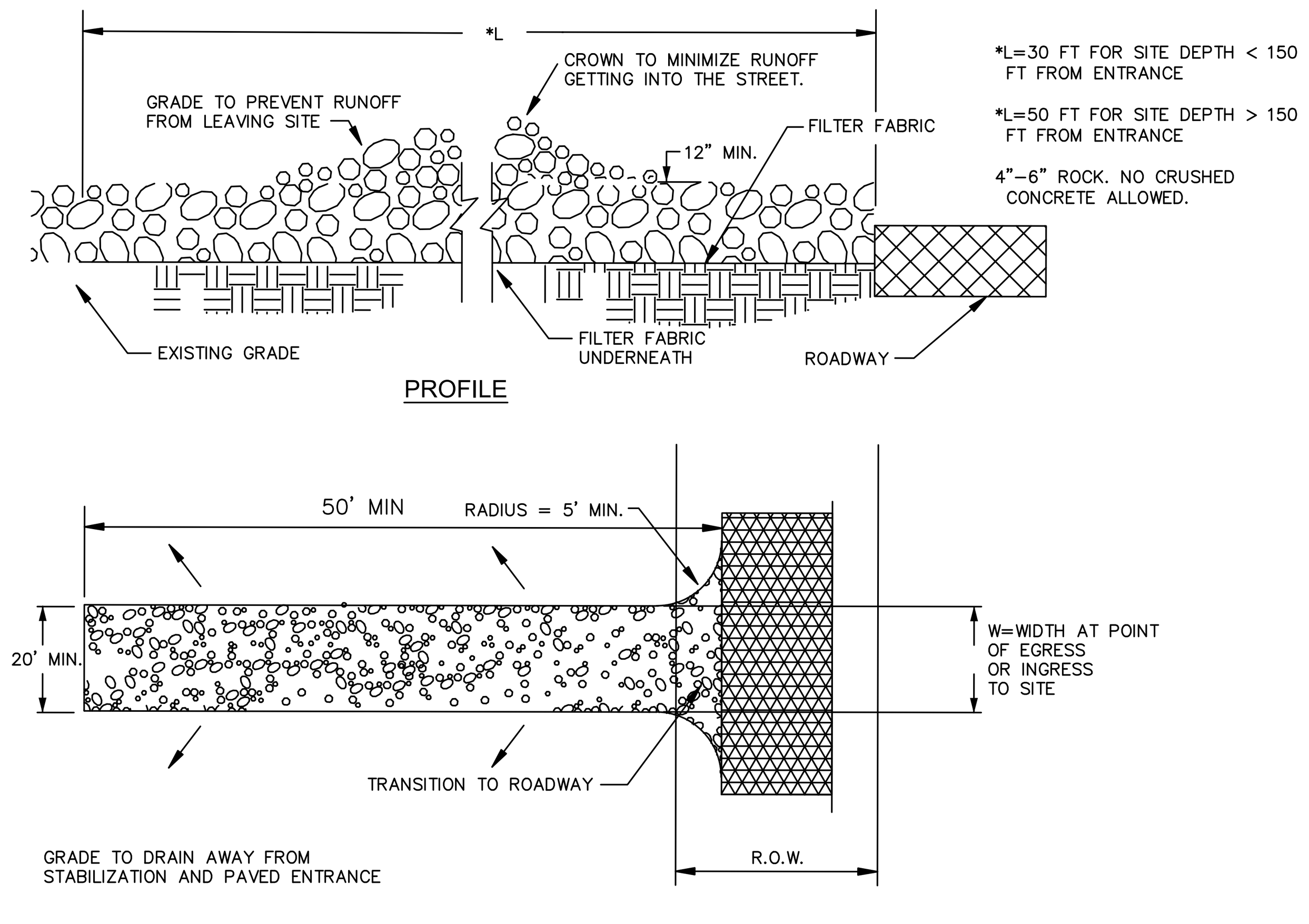
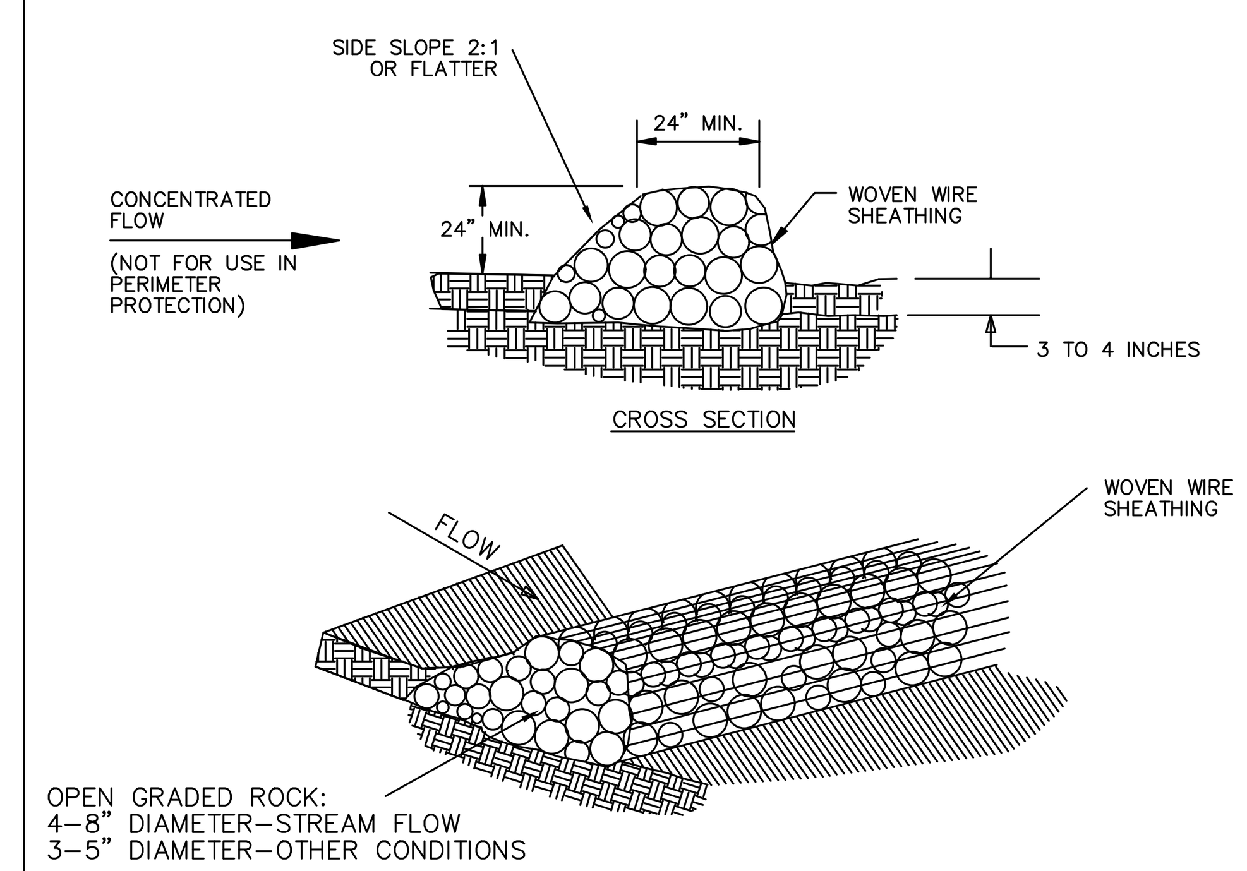
Sheet Number	C5.01

STANDARD SWPP NOTES

1. CONSTRUCTION ACTIVITY IN THE CITY OF ROCKWALL SHALL COMPLY WITH THE REQUIREMENTS OF THE TPDES GENERAL PERMIT TXR150000 AND ALL APPLICABLE CITY OF ROCKWALL ORDINANCES.
2. NO CONSTRUCTION RELATED ACTIVITIES MAY BEGIN ON THE PROJECT SITE UNTIL A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN ACCEPTED BY THE CITY, AND THE CITY AND/OR CONTRACTOR SITE NOTICES ARE POSTED ON SITE. SWPPP DOCUMENTATION AND RECORDS SHALL BE MAINTAINED ON SITE THROUGHOUT CONSTRUCTION.
3. IF FIVE (5) ACRES OR GREATER WILL BE DISTURBED, A NOI MUST BE SUBMITTED TO TCEQ AND THE CITY PRIOR TO THE START OF CONSTRUCTION RELATED ACTIVITIES.
4. REVISIONS TO THE SWPPP SHALL BE DATED AND INITIALED BY THE PERMITTEE OR HIS REPRESENTATIVE.
5. AREAS TO REMAIN UNDISTURBED AND/OR TO BE PROTECTED DURING CONSTRUCTION (INCLUDING ALL WATERBODIES, WETLAND AREAS, EROSION CLEAR ZONES, DRIP LINE OF TREES TO REMAIN AFTER CONSTRUCTION, NATURAL AREAS, ETC.) SHALL BE CLEARLY DELINEATED PRIOR TO THE START OF CONSTRUCTION.
6. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSTALLED AND FUNCTIONING PRIOR TO ANY EARTH DISTURBING ACTIVITIES. THEY SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND/OR UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
7. REFER TO THE CITY OF ROCKWALL DESIGN CRITERIA MANUAL AND THE ISWM CONSTRUCTION CONTROLS MANUAL FOR SELECTION AND DESIGN OF STORMWATER CONTROLS.
8. CONSTRUCTION WASTE, DEBRIS AND SOIL BLOWN, TRACKED OR WASHED FROM THE SITE DURING CONSTRUCTION ACTIVITY SHALL BE CLEANED UP DAILY.
9. EROSION CONTROL PLANS ARE CONSIDERED MINIMUM REQUIREMENTS. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND SEDIMENTATION.
10. WETLANDS AND STREAMS SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION WITH EROSION AND SEDIMENT CONTROLS AS WELL AS NATURAL BUFFERS. ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION IN FLOODPLAIN, WETLANDS AND/OR STREAMS. ANY WORK IN A FLOODPLAIN AND/OR STREAM SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND PERMITS.
11. IF SOIL DISTURBANCE IS OCCURRING WITHIN A CITY OF ROCKWALL EASEMENT, AN EASEMENT USE AGREEMENT MUST BE OBTAINED PRIOR TO CONSTRUCTION.
12. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AND MAINTAINED ON THE PROJECT SITE.
13. STORM WATER INLET PROTECTION SHALL BE PROVIDED FOR ALL INLETS (UPSTREAM AND DOWNSTREAM) WITHIN 50 FT. OF THE CONSTRUCTION ENTRANCE (ON BOTH SIDES OF THE PUBLIC ROADWAY).
14. TO SECURE THE PROJECT SITE, LOCATE LIMITS OF CONSTRUCTION, PROTECT AREAS THAT ARE TO REMAIN UNDISTURBED, AND PREVENT MIGRATION OF CONSTRUCTION DEBRIS.
15. CARE SHALL BE TAKEN WHEN INSTALLING STORMWATER CONTROLS TO NOT OBSCURE ONCOMING TRAFFIC AT INTERSECTIONS, ADJACENT DRIVEWAYS AND THE PROJECT CONSTRUCTION ENTRANCE.
16. A QUALIFIED REPRESENTATIVE OF EACH OPERATOR SHALL INSPECT THE CONSTRUCTION ACTIVITY EITHER ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF ½-INCH OR GREATER OR WEEKLY AT A SPECIFIED DAY AND TIME REGARDLESS OF PRECIPITATION. A WRITTEN SWPPP INSPECTION REPORT SHALL BE COMPLETED FOR EACH INSPECTION.
17. AT A MINIMUM, SEDIMENT SHALL BE REMOVED FROM CONTROLS WHEN THEIR CAPACITY IS REDUCED BY 50% UNLESS MORE FREQUENT CLEANING IS SPECIFIED IN THE SWPPP.
18. IF ANY CONTROL IS FOUND TO BE INEFFECTIVE, INSTALLED INCORRECTLY, OR DAMAGED, IT SHALL BE MODIFIED OR REPLACED WITHIN 7 DAYS OF INSPECTION OR AS REQUIRED BY THE CITY.
19. ALL EXISTING AND NEW STORM WATER STRUCTURES, AFFECTED BY THIS PROJECT, SHALL BE INSPECTED AND MAINTAINED ON THE SAME SCHEDULE AS THE STORMWATER CONTROLS. SEDIMENT DISCHARGED INTO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM (STREETS, GUTTERS, STORM DRAINS, FLUMES, CHANNELS, ETC.) FROM THE CONSTRUCTION ACTIVITY SHALL BE NOTED IN THE SWPPP INSPECTIONS AND SHALL BE REMOVED WITHIN 7 DAYS OF INSPECTION OR AS REQUIRED BY THE CITY.
20. DURING DRY AND WINDY PERIODS, DISTURBED SOIL SHALL BE SPRINKLED WITH WATER UNTIL DAMPENED AND REPEATED AS NEEDED TO PREVENT DUST GENERATION.
21. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED.
22. THE CONTRACTOR SHALL DESIGNATE AN AREA TO BE USED FOR CONCRETE WASH WATER. A PIT LARGE ENOUGH TO CONTAIN THE WASH WATER WITHOUT OVERFLOWING SHALL BE EXCAVATED. IF CONCRETE PLACEMENT WILL OCCUR OVER A PERIOD OF TIME GREATER THAN A WEEK, A SIGN DESIGNATING THE AREA AS THE CONCRETE WASHOUT AREA SHALL BE POSTED IN A LOCATION VISIBLE FROM THE STREET.
23. SLURRY FROM CONCRETE SAWCUTTING SHALL BE VACUUMED OR RECOVERED BY OTHER MEANS FOR PROPER DISPOSAL. IF A CURB INLET IS NEAR THE PAVEMENT TO BE CUT, THE INLET SHALL BE BLOCKED WITH SANDBAGS DURING SAWCUTTING TO PREVENT SLURRY FROM ENTERING THE STORM DRAIN.
24. TEMPORARY CONSTRUCTION CROSSINGS IN OR ACROSS ANY WATER BODY OR WETLAND SHALL NOT BE INSTALLED WITHOUT THE PRIOR APPROVAL OF THE APPROPRIATE RESOURCE AGENCIES AND THE CITY.
25. DISPOSAL OF ALL RECOVERED SEDIMENTS, CONSTRUCTION DEBRIS, OR OTHER POLLUTANTS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL REGULATIONS. NO SEDIMENTS, CONSTRUCTION DEBRIS, OR OTHER POLLUTANTS SHALL BE DISPOSED OR FLUSHED INTO THE STORM WATER SYSTEM.
26. STORE ALL TRASH AND WASTE MATERIALS IN COVERED BINS OR OTHER ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES. TRASH AND WASTE SHALL BE REMOVED FROM THE SITE AT REGULAR INTERVALS TO PREVENT OVERFLOW OF THE CONTAINERS.
27. TEMPORARY STOCKPILING OF USEABLE OR WASTE MATERIALS SHALL HAVE APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES INSTALLED. TEMPORARY STOCKPILES SHALL BE PLACED AWAY FROM STORM WATER INLET STRUCTURES, ADJACENT PROPERTY AND PUBLIC ROADWAYS.
28. APPLICATION OF LIME OR OTHER CHEMICAL STABILIZERS SHALL BE LIMITED TO THE AMOUNT THAT CAN BE MIXED AND COMPACTED BY THE END OF EACH WORKING DAY. STABILIZER SHALL BE APPLIED AT RATES THAT RESULT IN NO RUNOFF FROM THE SITE. STABILIZATION SHALL BE DELAYED IF RAIN IS FORECAST FOR THE WORKING DAY. NO TRAFFIC OTHER THAN WATER TRUCKS AND MIXING EQUIPMENT SHALL PASS OVER THE SPREAD STABILIZER UNTIL AFTER MIXING IS COMPLETED.
29. HAZARDOUS MATERIALS SHALL BE STORED IN CLOSED CONTAINERS, AND THE CONTAINERS SHALL BE PLACED IN A SHELTER THAT PREVENTS CONTACT WITH RAINFALL AND RUNOFF. THE AMOUNT OF HAZARDOUS MATERIALS STORED ON- SITE SHALL BE MINIMIZED AND LIMITED TO THE MATERIALS NECESSARY FOR THE CURRENT PHASE OF CONSTRUCTION. HAZARDOUS MATERIAL STORAGE SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.
30. SPILLS AND RELEASES OF ANYTHING OTHER THAN STORM WATER SHALL BE IMMEDIATELY REPORTED TO THE CITY OF ROCKWALL. IN ADDITION, SPILLS AND RELEASES OF HAZARDOUS MATERIALS GREATER THAN THE REGULATED REPORTABLE QUANTITY SHALL BE REPORTED TO STATE AND FEDERAL AUTHORITIES WITHIN 24 HOURS.
31. SUPER-CHLORINATED WATER FROM WATER LINE DISINFECTION SHALL NOT BE ALLOWED TO ENTER THE STORM DRAINAGE SYSTEM.
32. PORTABLE TOILET FACILITIES SHALL NOT BE LOCATED WITHIN 25 FT. OF ANY STORM WATER STRUCTURE AND/OR WITHIN 50 FT. OF ANY WATERCOURSE, WETLAND AREA, STREAM, FLOODPLAIN, OR LAKE.
33. DISCHARGE FROM DEWATERING ACTIVITIES SHALL BE RELEASED THROUGH AN ON-SITE SEDIMENT TRAP OR BASIN, THROUGH AN UNDISTURBED AREA THROUGH A NON-EROSIVE OUTLET, OR INTO A DIRT BAG (12OZ. NON-WOVEN FABRIC) OR APPROVED EQUIVALENT LOCATED IN AN UNDISTURBED AREA.
34. SMALL SITES CONSTRUCTED AS PART OF A LARGER COMMON PLAN OF DEVELOPMENT REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL SITE CONSTRUCTION. INDIVIDUAL SMALL CONSTRUCTION SITES SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR PROVIDE AN INDIVIDUAL PLAN.
35. THE SITE SHALL BE CONSIDERED PERMANENTLY STABILIZED WHEN ALL SURFACE DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM (E.G., EVENLY DISTURBED, WITHOUT LARGE BARE AREAS) PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 80% HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES.
36. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS PERMANENTLY STABILIZED.
37. CONTRACTOR SHALL SOD ALL DISTURBED AREAS IN CITY RIGHT-OF-WAY.



TEMPORARY CONSTRUCTION ENTRANCE DETAIL
SCALE: N.T.S.

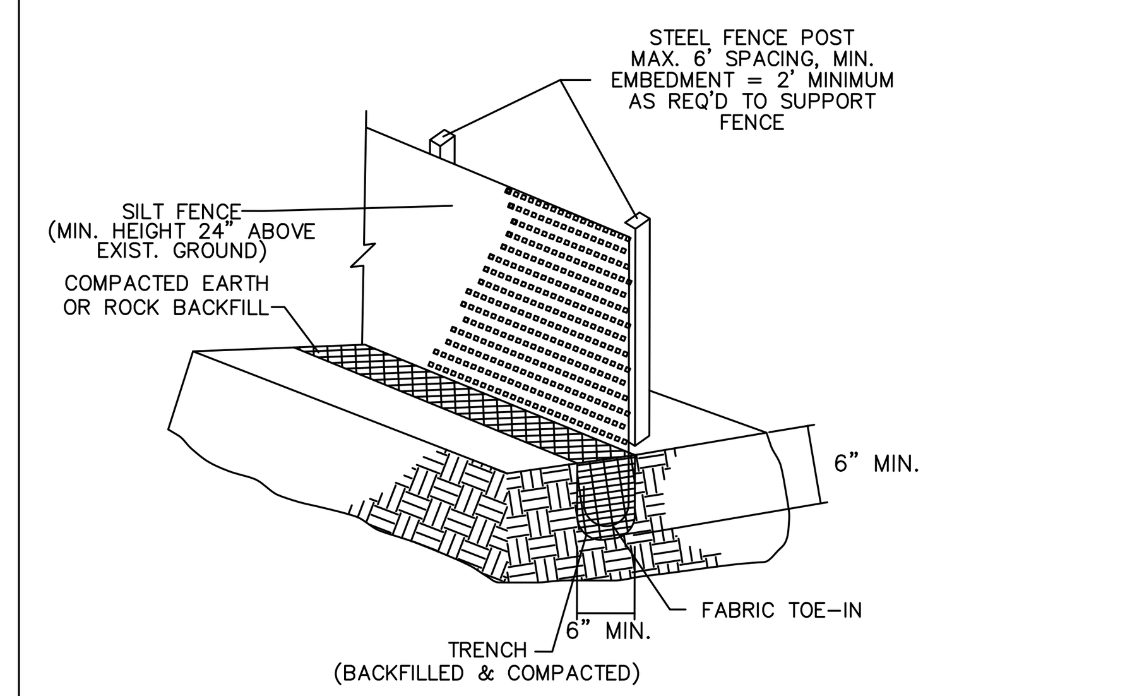


ROCK CHECK DAM
ISOMETRIC VIEW

ROCK CHECK DAM
SCALE: N.T.S.

ROCK CHECK DAM GENERAL NOTES

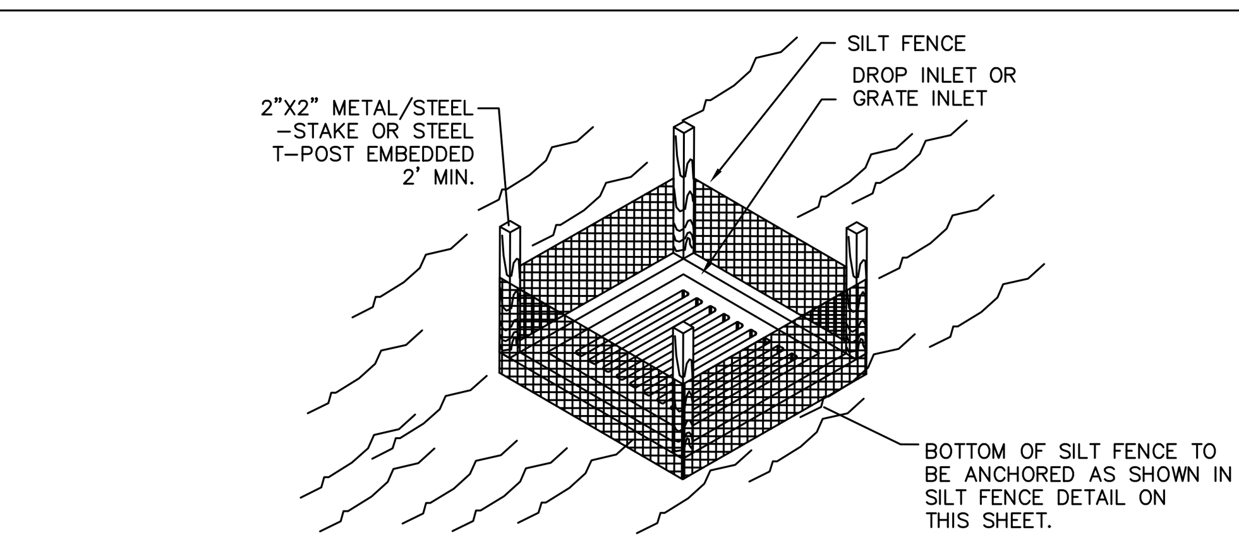
1. WOVEN WIRE SHEATHING SHALL HAVE MAXIMUM OPENING OF ONE (1) INCH AND A MINIMUM WIRE SIZE OF 20 GAUGE AND SHALL BE SECURED WITH SHOAT RINGS.
2. THE ROCK BERM SHALL BE INSPECTED WEEKLY OR AFTER EACH RAIN AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION PROPERLY.
3. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE BERM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
4. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.



SILT FENCE
SCALE: N.T.S.

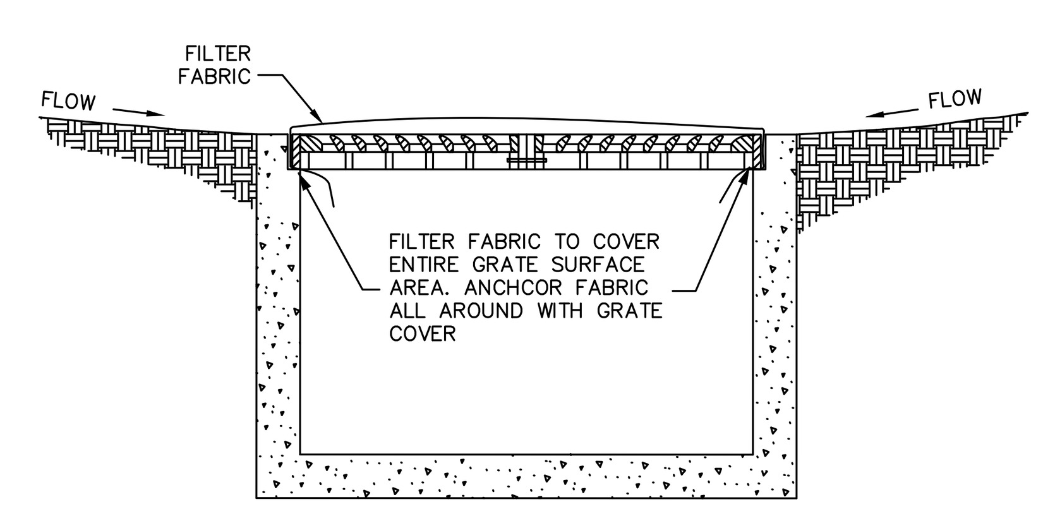
SILT FENCE GENERAL NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH 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 WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW 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 STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 6" DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



NOTE:
CONCENTRATED DITCH FLOW COMING FROM ONE OR MORE SIDES TO THE DROP INLET MAY REQUIRE A STONE CHECK STRUCTURE TO BE CONSTRUCTED ON ONE SIDE OF THE DROP INLET.

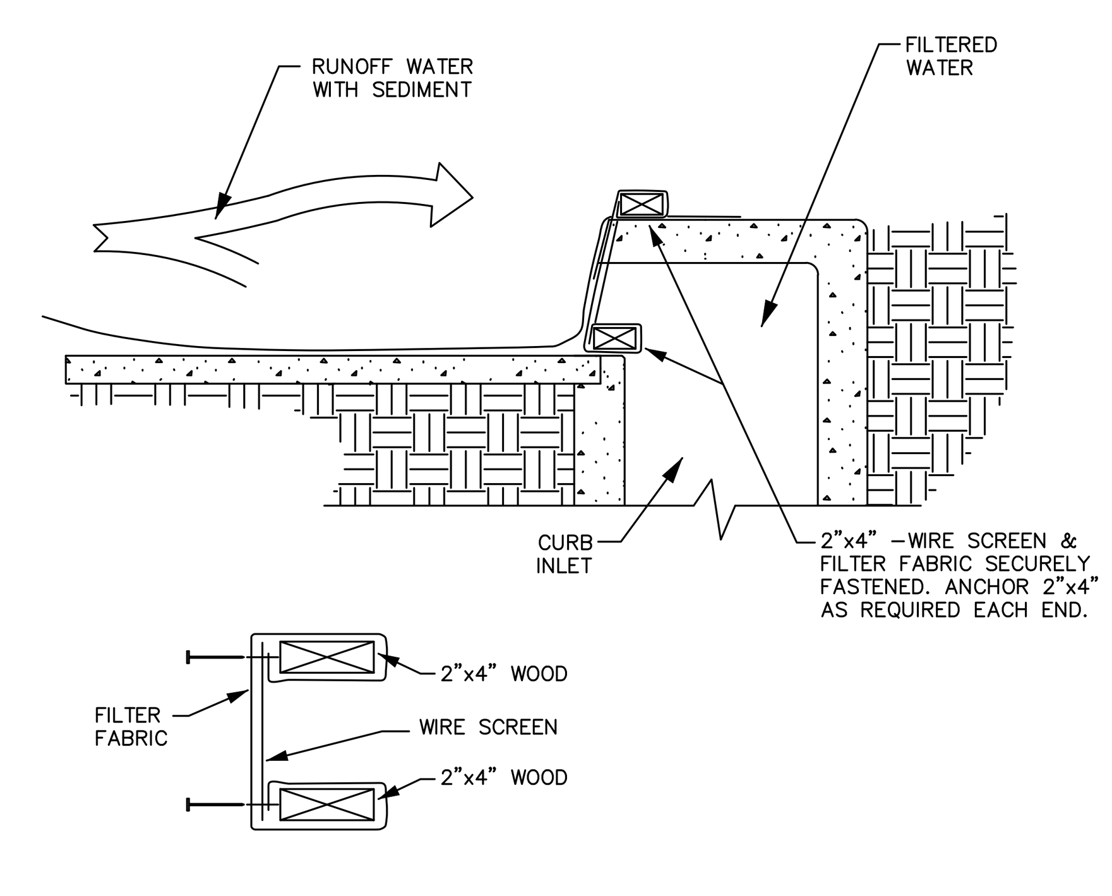
SILT FENCE DROP INLET/ TRENCH DRAIN PROTECTION
SCALE: N.T.S.



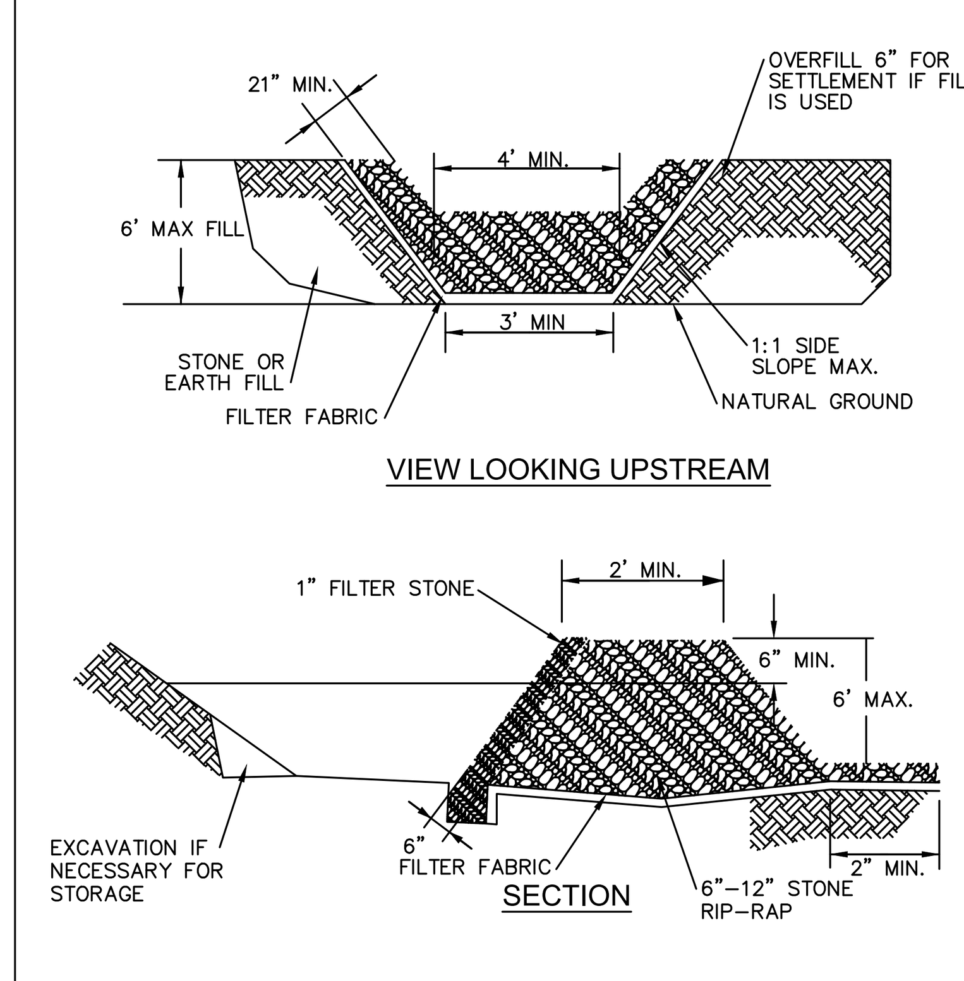
NOTE:

1. FILTER FABRIC CURB INLET PROTECTION TO BE REMOVED WHEN SITE IS FULLY STABILIZED.
2. FILTER FABRIC TO BE CLEARED AFTER EACH RAIN EVENT AT EACH INLET.

FILTER FABRIC GRATE INLET PROTECTION
SCALE: N.T.S.



FILTER FABRIC CURB INLET PROTECTION
SCALE: N.T.S.



STONE OUTLET SEDIMENT TRAP DETAIL
SCALE: N.T.S.

RECORD DRAWING
NOVEMBER 24, 2020

THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON FIELD OBSERVATIONS AND INFORMATION PROVIDED BY THE CONTRACTOR. ELEVATIONS HAVE NOT BEEN FIELD VERIFIED. THE ORIGINAL SEALED CONSTRUCTION DRAWINGS ARE ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC. TBPE FIRM F-312.

ENGINEER OF RECORD
DYLAN B. HEDRICK
HALFF ASSOCIATES, INC. TBPE FIRM F-312
DATE: NOVEMBER 24, 2020

ROCKWALL URBAN + INDUSTRIAL CENTER
END OF ALPHA DRIVE
ROCKWALL, TX 75087

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
(214) 346-6200

Revision No.	Date	Description

Project No.:	38050
Issued:	NOVEMBER 2020
Drawn By:	REP
Checked By:	DBH
Scale:	AS SHOWN

Sheet Title
EROSION CONTROL DETAILS

C5.02
Sheet Number