SITE DEVELOPMENT PLANS

FOR

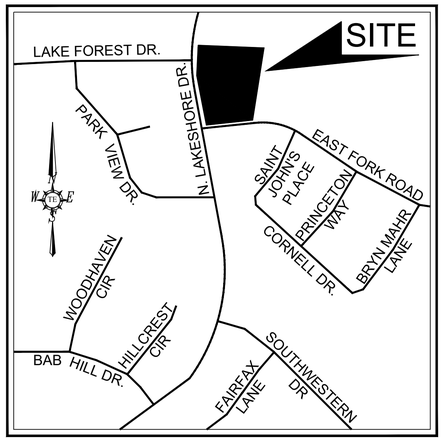
OFFICE BUILDING

NEC OF NORTH LAKESHORE DRIVE &
EAST FORK ROAD
CITY OF ROCKWALL

AS-BUILT (RECORD DRAWING)

PROJECT CONTACT LIST:	
ENGINEER TRIANGLE ENGINEERING LLC (TBPE FIRM # 11525) 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. TEL: (469) 331-8566	SURVEYOR TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: MARK NACE, R.P.L.S. TEL: (469) 784-9321

REVISION BLOCK		
NO.	DATE	DESCRIPTION
1	05/30/2023	AS-BUILT RECORD DRAWINGS



VICINITY MAP
N.T.S

SHEET INDEX	
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TX PE FIRM#11525

TRIANGLE ENGINEERING LLC

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Planning | Civil Engineering | Construction Management

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED
PROFESSIONAL ENGINEER

05/30/2023

AS-BUILT RECORD DRAWINGS

TO THE BEST OF OUR KNOWLEDGE TRIANGLE ENGINEERING LLC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

BY: _____ P.E. DATE: 05/30/2023
KARTAVYA S. PATEL, P.E. No. 97534

LOTS 2 - 4, BLOCK A
NORTH LAKE SHORE DAYCARE
AN ADDITTION TO THE
CITY OF ROCKWAL
ROCKWALL COUNTY, TEXAS

GENERAL ITEMS

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

EROSION CONTROL & VEGETATION

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

TRAFFIC CONTROL

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

UTILITY LINE LOCATES

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

WATER LINE NOTES

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

WASTEWATER LINE NOTES

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

GENERAL CONSTRUCTION NOTES
Sheet 1 of 2
October 2020

CITY OF ROCKWALL
ENGINEERING DEPARTMENT

385 S. Goliad
Rockwall, Texas 75087

P (972) 771-7746
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DEMOLITION, REMOVAL, DISPOSAL AND EXCAVATION NOTES

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

PAVING AND GRADING

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

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

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

DRAINAGE / STORM SEWER NOTES

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

RETAINING WALLS

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

FINAL ACCEPTANCE AND RECORD DRWINGS/AS-BUILTS

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

GENERAL CONSTRUCTION NOTES
Sheet 2 of 2
October 2020

CITY OF ROCKWALL
ENGINEERING DEPARTMENT

385 S. Goliad
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SURVEY PLAT

LEGAL DESCRIPTION

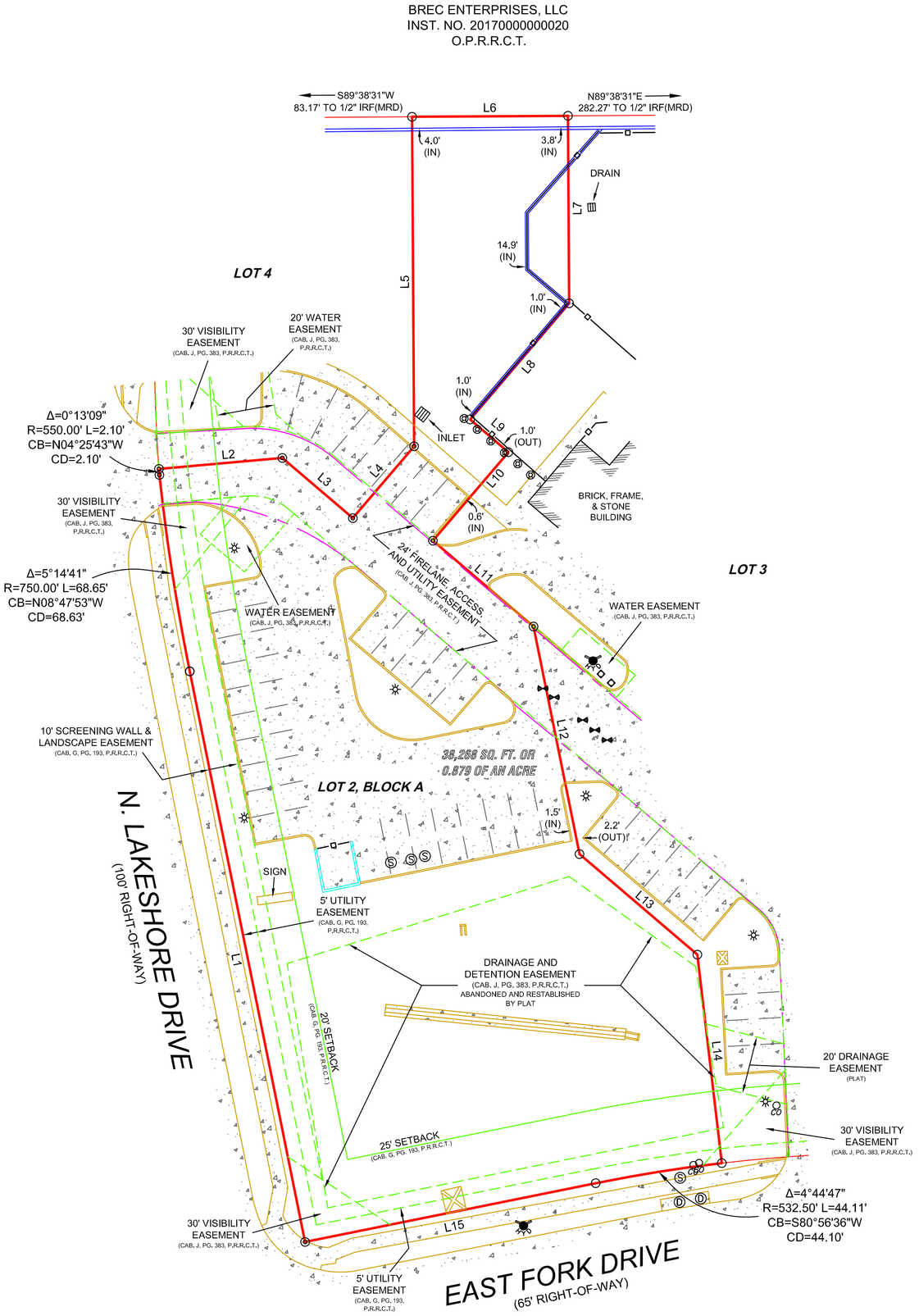
Being Lot 2, Block A, of North Lake Shore Daycare, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof, recorded in Inst. No. 20210000014307, Plat Records, Rockwall County, Texas.

N

0 30

GRAPHIC SCALE
1-INCH = 30 FEET

BASIS OF BEARINGS DERIVED FROM PLAT RECORDED IN VOLUME XX, PAGE XX P.R.R.C.T.



LINE TABLE		
LINE	LENGTH	BEARING
L1	201.02'	N11°25'13"W
L2	42.78'	N84°56'24"E
L3	32.01'	S49°32'37"E
L4	32.59'	N40°27'23"E
L5	113.80'	N00°21'29"W
L6	53.85'	N89°38'31"E
L7	64.76'	S00°21'29"E
L8	52.70'	S40°27'23"W
L9	17.40'	S49°29'15"E
L10	40.17'	S40°27'23"W
L11	45.66'	S49°32'37"E
L12	80.18'	S11°25'13"E
L13	53.50'	S49°32'37"E
L14	72.48'	S06°41'00"E
L15	102.41'	S78°34'14"W

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
MRD = Monument of Record Dignity

SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to XX, and XX, in connection with G.F. NO. XX, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Community Panel No. 48397C 0030L of the Federal Emergency Management Agency flood insurance rate map or flood hazard boundary map dated 09-26-2008. The property shown hereon is located in Zone "X". (This information is protracted from F.I.R.M.)

PRELIMINARY SURVEY
NOT FOR RECORDING PURPOSES

JOHN S. TURNER RPLS 5310

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	UTILITY POLE	OHU OVERHEAD UTILITY LINE	BRICK RET. WALL / CONCRETE
1/2" IR SET	X-SET	CABLE BOX	WATER METER	GUY WIRE ANCHOR	STONE RET. WALL / GRAVEL
5/8" IR FOUND	SAN. SEW. MH.	BOLLARD POST	GAS METER	BARBED WIRE FENCE	BUILDING LINE / BRICK
3/8" IR FOUND	IRRIGATION VALVE	BRICK COLUMN	A.C. PAD	IRON FENCE	EASEMENT / STONE
60-D NAIL FOUND	WATER VALVE	STONE COLUMN	TRANS. BOX	CHAINLINK FENCE	BOUNDARY / WOOD DECK
PK NAIL SET	FIRE HYDRANT	STORM DRAIN MH.	POOL EQUIP.	WOOD FENCE	HIGH BANK LINE / BUILDING WALL
1/2" IP FOUND	LIGHT POLE	SAN. SEW. CO.		ASPHALT	COVERED AREA / TILE

NORTH LAKESHORE ROAD

ROCKWALL, TEXAS

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB#: 21-0812
DATE: 04-29-2021
DRAWN BY: 600

"A professional company operating in your best interest"

SURVEY PLAT

LEGAL DESCRIPTION

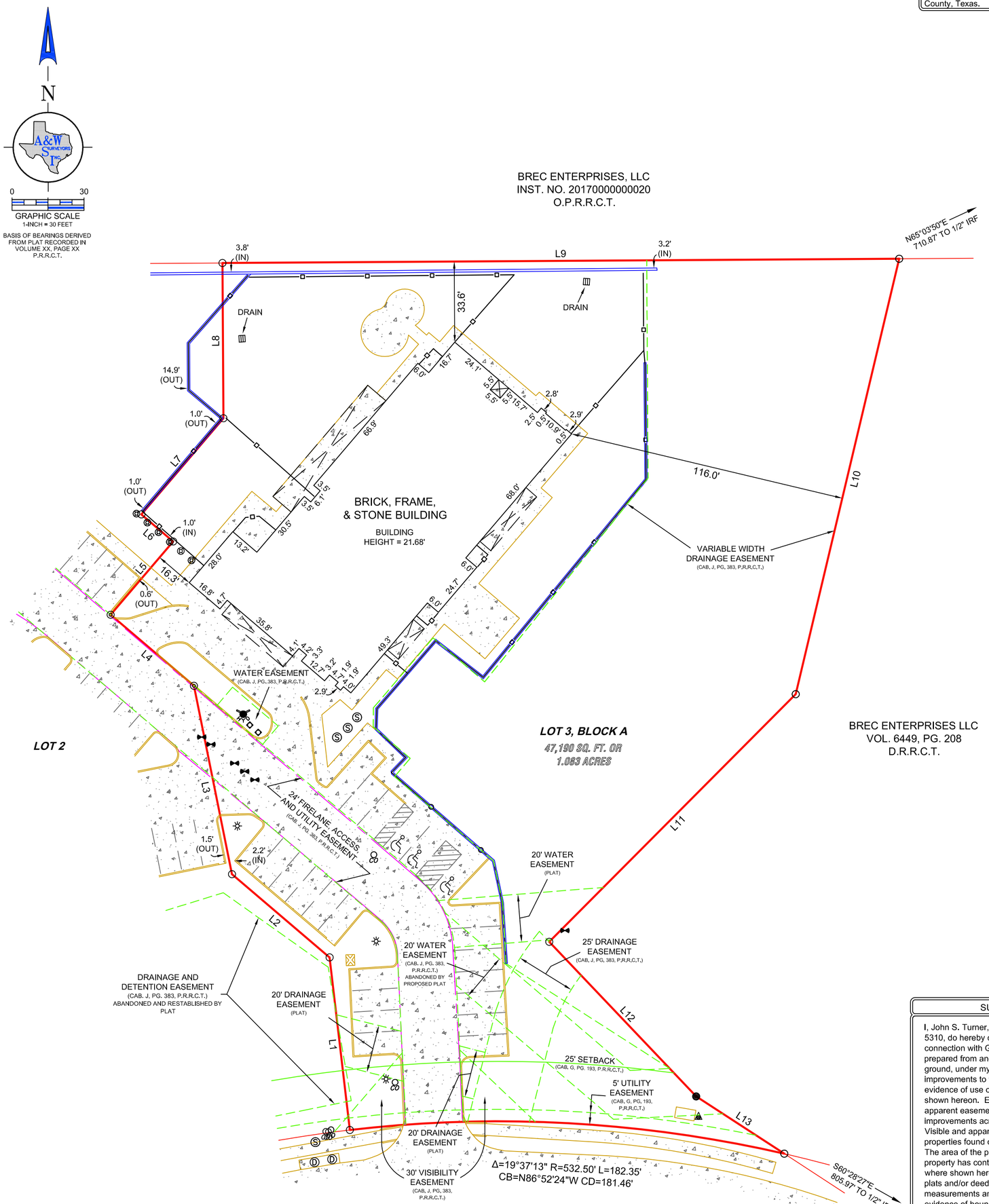
Being Lot 3, Block A, of North Lake Shore Daycare, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof, recorded in Inst, No. 20210000014307, Plat Records, Rockwall County, Texas.

N

0 30

GRAPHIC SCALE
1-INCH = 30 FEET

BASIS OF BEARINGS DERIVED FROM PLAT RECORDED IN VOLUME XX, PAGE XX P.R.R.C.T.



EAST FORK DRIVE

(65' RIGHT-OF-WAY)

LINE TABLE		
LINE	LENGTH	BEARING
L1	72.48'	N06°41'00"W
L2	53.50'	N49°32'37"W
L3	80.18'	N11°25'13"W
L4	45.66'	N49°32'37"W
L5	40.17'	N40°27'23"E
L6	17.40'	N49°29'15"W
L7	52.70'	N40°27'23"E
L8	64.76'	N00°21'29"W
L9	282.27'	N89°38'31"E
L10	186.68'	S13°21'59"W
L11	145.74'	S44°51'38"W
L12	88.95'	S43°32'29"E
L13	43.84'	S56°56'31"E

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
MRD = Monument of Record Dignity

SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to Capital Title of Texas, LLC, and XX, in connection with G.F. NO. XX, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Community Panel No. 48397C 0030L of the Federal Emergency Management Agency flood insurance rate map or flood hazard boundary map dated 09-26-2008. The property shown hereon is located in Zone "X". (This information is protracted from F.I.R.M.)

PRELIMINARY SURVEY
NOT FOR RECORDING PURPOSES

JOHN S. TURNER RPLS 5310

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LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	UTILITY POLE	OHU	OVERHEAD UTILITY LINE	BRICK RET. WALL	CONCRETE
1/2" IR SET	X-SET	CABLE BOX	WATER METER		GUY WIRE ANCHOR	STONE RET. WALL	GRAVEL
5/8" IR FOUND	SAN. SEW. MH.	BOLLARD POST	GAS METER		BARBED WIRE FENCE	BUILDING LINE	BRICK
3/8" IR FOUND	IRRIGATION VALVE	BRICK COLUMN	A.C. PAD		IRON FENCE	EASEMENT	STONE
60-D NAIL FOUND	WATER VALVE	STONE COLUMN	TRANS. BOX		CHAINLINK FENCE	BOUNDARY	WOOD DECK
PK NAIL SET	FIRE HYDRANT	STORM DRAIN MH.			WOOD FENCE	HIGH BANK LINE	BUILDING WALL
1/2" IP FOUND	LIGHT POLE	SAN. SEW. CO.	P.E. POOL EQUIP.		ASPHALT	COVERED AREA	TILE

EAST FORK DRIVE

ROCKWALL, TEXAS

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB#: 21-0813
DATE: 04-29-2021
DRAWN BY: 600

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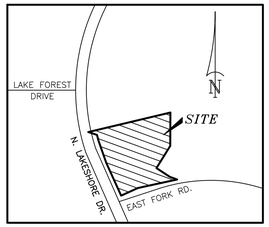
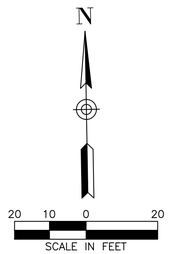
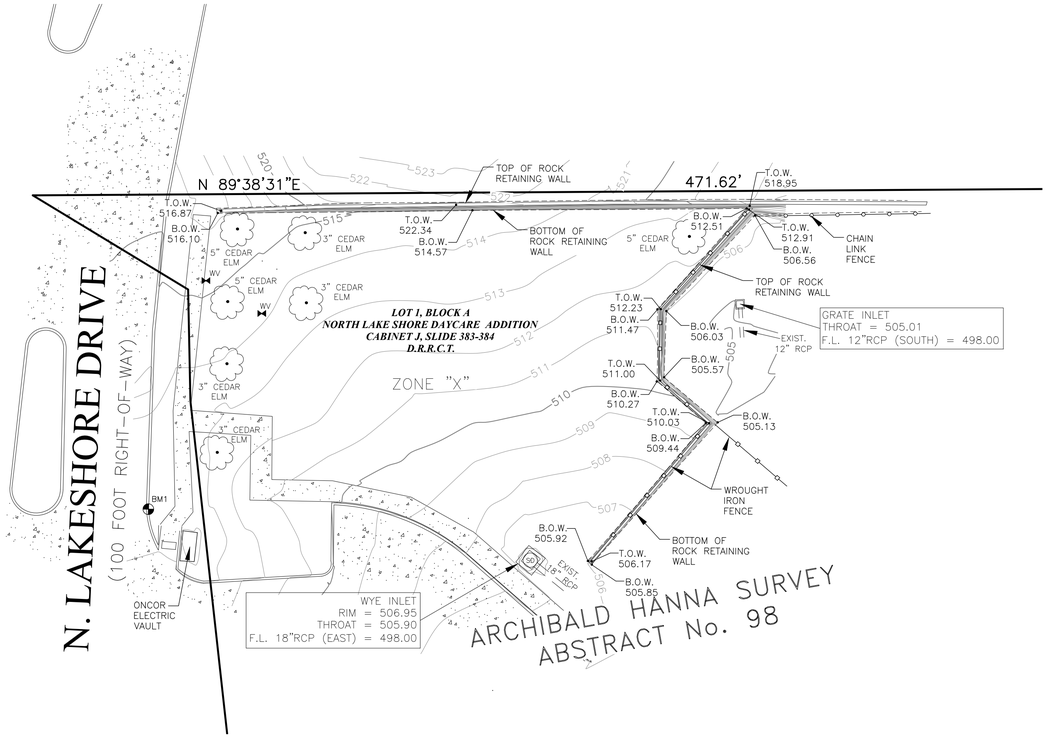


VICINITY MAP
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000146135.



LEGEND

———	BOUNDARY LINE
—·—·—	ADJOINER BOUNDARY LINE
- - - - - - -	EASEMENT LINE (AS NOTED)
—W—	WATER LINE
— SAN> —	SANITARY SEWER LINE
- - - - - - -	STORM DRAIN LINE (AS NOTED)
— OHE —	OVERHEAD ELECTRIC LINE
○	SET IRON ROD (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊗	"X" CUT FOUND
⊗	"X" CUT SET
T.O.W.	TOP OF WALL ELEVATION
B.O.W.	BOTTOM OF WALL ELEVATION
FH	FIRE HYDRANT
SS	SANITARY SEWER MAN HOLE
EV	ELECTRIC VAULT
TSV	TRAFFIC SIGNAL VAULT
TSL	TRAFFIC SIGNAL LIGHT
TS	TRAFFIC SIGN
SD	STORM MAN HOLE
☼	LIGHT POLE
⌀	POWER POLE
	BENCH MARK
(CM)	CONTROL MONUMENT
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

BENCHMARK NOTES

The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the AllTerra RTK Network.

Benchmark No. 1
Square with an "X" cut in the top of curb, east side of Lakeshore Drive, approximately 310'+/- north of the north line of East Fork Road
Elevation: 513.61

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48397C0030L, dated September 26 7, 2008. The subject property is located in the area designated as Zone "X", (areas determinred to be outside the 0.2% annual chance floodplain).

GENERAL NOTES

1. All underground utilities shown hereon were taken from existing plans, none of the underground utilities shown hereon have been field verified by the surveyor.
2. This survey was prepared without the benefit of a Title Committment and the Surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land.

NO.	DATE	DESCRIPTION	BY

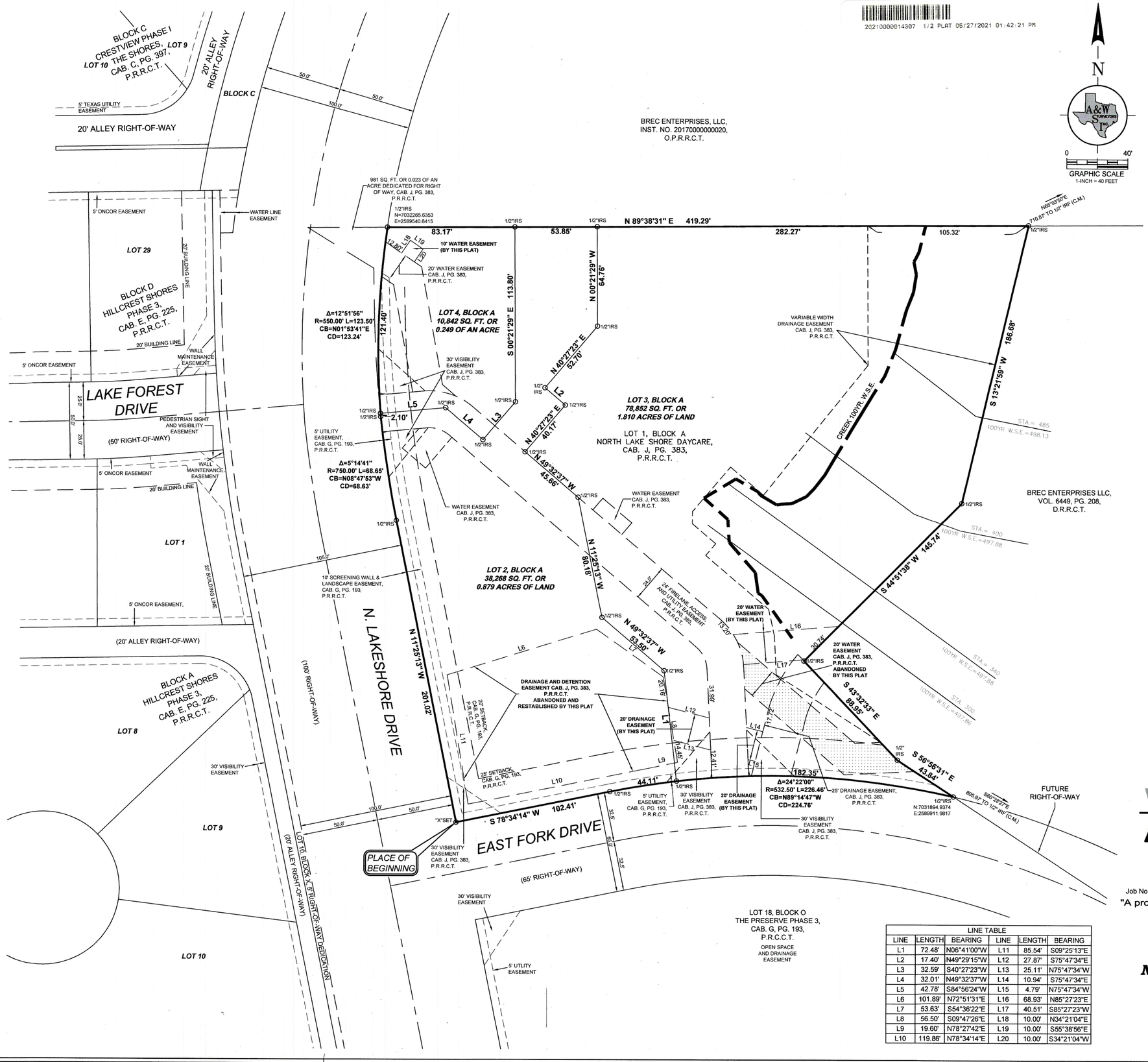
TOPOGRAPHIC SURVEY

PART OF LOT 1, BLOCK A
NORTH LAKE SHORE DAYCARE ADDITION
ARCHIBALD HANNA SURVEY, ABSTRACT NO. 98
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

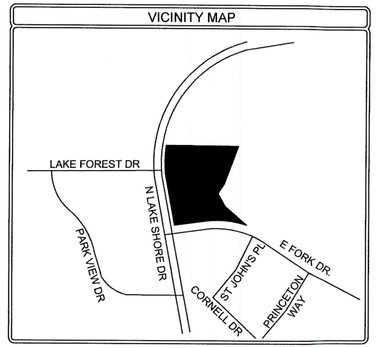
TRAVERSE
LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75224 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting

DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
JDR	MAN	5-17-2021	1" = 40'	TR-41-2021	1

20210000014307 1/2 PLAT 05/27/2021 01:42:21 PM



VICINITY MAP



GENERAL NOTES

1) Any structure new or existing may not extend across new property lines.
2) The purpose of this plat is to add and remove certain easements.
3) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
5) 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.
6) Property owner shall be responsible for maintenance, repair and reconstruction of drainage and detention systems on this site.
7. A private maintenance agreement for the sanitary sewer has been established. Reference Instrument No. 20210000010802. Official Public Records, Rockwall County, Texas.

LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	72.48'	N06°41'00"W	L11	85.54'	S09°25'13"E
L2	17.40'	N49°29'15"W	L12	27.87'	S75°47'34"E
L3	32.59'	S40°27'23"W	L13	25.11'	N75°47'34"W
L4	32.01'	N49°32'37"W	L14	10.94'	S75°47'34"E
L5	42.78'	S84°56'24"W	L15	4.79'	N75°47'34"W
L6	101.89'	N72°51'31"E	L16	68.93'	N85°27'23"E
L7	53.63'	S54°36'22"E	L17	40.51'	S85°27'23"W
L8	56.50'	S09°47'26"E	L18	10.00'	N34°21'04"E
L9	19.60'	N78°27'42"E	L19	10.00'	S55°38'56"E
L10	119.86'	N78°34'14"E	L20	10.00'	S34°21'04"W

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Owner: Gotrocks Properties LLC
~ 2560 Technology Drive, Suite 100 ~
~ Plano, Texas, 75074 ~

Job No: 20-2614 | Drawn by: 517 | Date: 12-16-2020 | Revised:

"A professional company operating in your best interest"

FINAL PLAT
LOTS 2 - 4, BLOCK A
NORTH LAKE SHORE DAYCARE

2.938 ACRES OF LAND
BEING A REPLAT OF LOT 1, BLOCK A
NORTH LAKE SHORE DAYCARE
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
A. HANNA SURVEY ABSTRACT NO. 98
CASE FILE NO. P2020-052

OWNER'S CERTIFICATE

WHEREAS, Gotrocks Properties LLC, is the sole owner of a tract of land located in the A. HANNA SURVEY, Abstract No. 98, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, of North Lake Shore Daycare, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Page 383, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Gotrocks Properties LLC, recorded in Instrument No. 20190000000140, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at an "X" set in concrete at the intersection of the North line of E. Fork Drive, a 65' right-of-way, and the East line of N. Lakeshore Drive, a 100' right-of-way, said point being the Southwest corner of Lot 1, Block S, of The Preserve Phase 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 193, Plat Records, Rockwall County, Texas;

Thence North 11°25'13" West, along said East line, a distance of 201.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a tangent curve to the right, having a cnetral angle of 05°14'41", a radius of 750.00', and a chord bearing and distance of North 08°47'53" West, 68.63';

Thence Northwesterly, along said East line and said curve to the right, an arc distance of 68.65' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right, having a central angle of 12°51'56", a radius of 550.00', and a chord bearing and distance of North 01°53'41" East, 123.24';

Thence Northeasterly, along said East line and said curve to the right, an arc distance of 123.50' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of a tract of land described in deed to Brec Enterprises, LLC, recorded in Instrument No. 20170000000020, Official Public Records, Rockwall Count,y Texas;

Thence North 89°38'31" East, a distance of 419.29' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the most Westerly Northwest corner of a tract of land described in deed to BREC Enterprises LLC, recorded in Volume 6449, Page 208, Deed Records, Rockwall County, Texas;

Thence South 13°21'59" West, a distance of 186.68' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 44°51'38" West, a distance of 145.74' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the Northeast line of said Lot 1, at the most Westerly Southwest corner of said BREC Enterprises LLC tract, at the Southerly corner of said Master Developers-SNB LLC tract;

Thence South 43°32'33" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 88.95' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 56°56'31" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 43.84' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said North line of E. Fork Drive, and being in a non-tangent curve to the left, having a central angle of 24°22'00", a radius of 532.50', and a chord bearing and distance of North 89°14'47" West, 224.76';

Thence Westerly, along said North line, and said curve to the left, an arc distance of 226.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 78°34'14" West, continuing along said North line, a distance of 102.41' to the PLACE OF BEGINNING and containing 127,962 square feet or 2.938 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas,
This 10TH day of MAY, 2021

John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS REGISTERED JOHN S. TURNER #5310 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This 10TH day of MAY, 2021

Notary Public in and for the State of Texas

BILLY RAY DUCKWORTH
Notary ID #124506542
My Commission Expires
February 24, 2022

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

That, Gotrocks Properties LLC, the undersigned owners of the land shown on this plat, designated herein as ***LOTS 2 - 4, BLOCK A, NORTH LAKE SHORE DAY CARE*** 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (*we*) further certify that all other parties who have a mortgage or lien interest in the NORTH LAKE SHORE DAY CARE have been notified and signed this plat.

I (*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. I (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 Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Name: GENE COOPER
Title: MANAGING MEMBER

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Gene Cooper, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 11th day of May, 2021

Notary Public in and for The State of Texas

SCOTT M. SCHUBERT
Notary Public, State of Texas
Comm. Expires 03-28-2023
Notary ID 126027315

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission — *Date* 5-25-21

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 1 day of February, 2021.

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 25th day of May, 2021.

Mayor, City of Rockwall — *City Secretary* — *City Engineer* Amy Williams, P.E.

CITY OF ROCKWALL, TEXAS SEAL

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
05/27/2021 01:42:21 PM
$100.00
20210000014307

COPY

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Owner: Gotrocks Properties LLC
~ 2560 Technology Drive, Suite 100 ~
~ Plano, Texas, 75074 ~

Job No: 20-2614 | Drawn by: 517 | Date: 12-16-2020 | Revised:

"A professional company operating in your best interest"

FINAL PLAT
LOTS 2 - 4, BLOCK A
NORTH LAKE SHORE DAYCARE

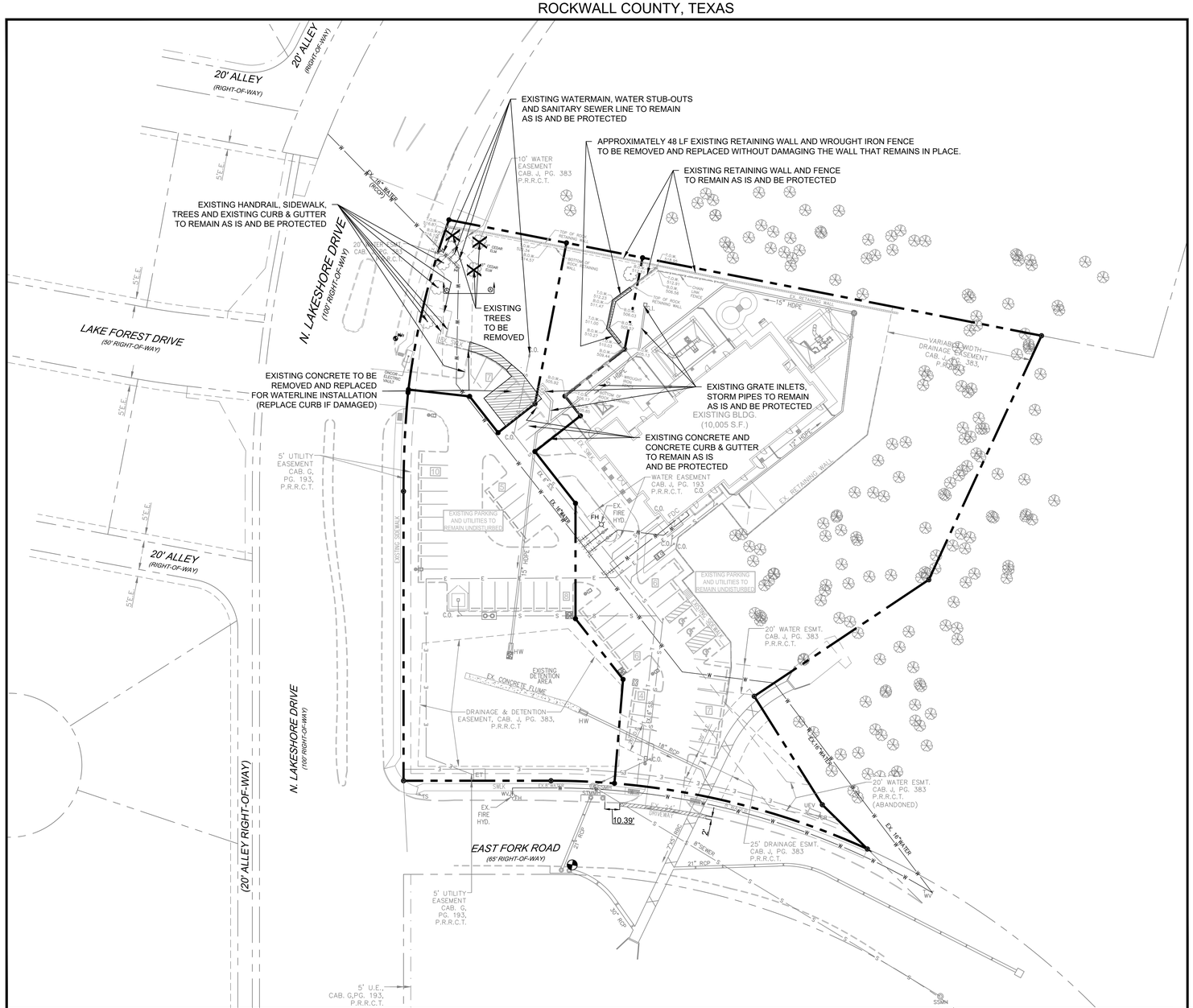
2.938 ACRES OF LAND
BEING A REPLAT OF LOT 1, BLOCK A
NORTH LAKE SHORE DAYCARE
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
A. HANNA SURVEY ABSTRACT NO. 98

CASE FILE NO. P2020-052

OFFICE SITE DEVELOPMENT

2.938 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK A NORTH LAKE SHORE DAYCARE
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

0 40 80
SCALE: 1" = 40'



DEMOLITION GENERAL NOTES

CONSTRUCTION SHALL PROCEED IN THE FOLLOWING MANNER:

1. INITIAL SITE STRIPPING, DEMOLITION AND HAUL DEBRIS OFFSITE.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT THE SILT FENCES ON THE SITE.
5. BEGIN GRADING THE SITE.
6. INSTALL/CONSTRUCT MAJOR DRAINAGE SYSTEM.
7. INSTALL UTILITIES, UNDER DRAINS, CURBS, AND GUTTERS.
8. START CONSTRUCTION OF BUILDING PADS AND STRUCTURES.
9. TEMPORARILY SEED DENUDED AREAS.
10. PREPARE SITE FOR PAVING.
11. PAVE SITE.
12. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
13. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED). THIS SITE IS STABILIZED WHEN ALL SOIL-DISTURBING ACTIVITIES ARE COMPLETED AND UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAVE BEEN EMPLOYED.

NOTE: EROSION CONTROL BMP'S SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES INCLUDING DEMOLITION.

LEGENDS

- DEMOLITION AREA
- TREES TO REMAIN
- TREES TO BE REMOVED

AS-BUILT (RECORD DRAWING)

AS-BUILT RECORD DRAWINGS

TO THE BEST OF OUR KNOWLEDGE TRIANGLE ENGINEERING LLC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

BY: _____ P.E. DATE: 05/30/2023
KARTAVYA S. PATEL, P.E. No. 97534

NO.	DATE	DESCRIPTION	BY
1	05/30/2023	AS-BUILT RECORD DRAWINGS	KP

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
05/30/2023

DEMOLITION PLAN

OFFICE BUILDING
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271 I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/12/2021	SEE SCALE BAR	028-16	DM

TX PE FIRM #11525

OFFICE SITE DEVELOPMENT

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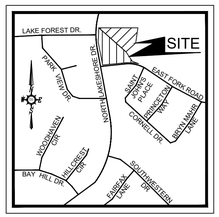
SCALE: 1" = 40'



VICINITY MAP
N.T.S

LEGEND

UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMNET	S.S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
SCREENING WALL & LANDSCAPE ESAEMENT	S.W.L.E.
BARRIER FREE RAMP	BFR
VISIBILITY EASEMENT	V.E.

LEGEND

PROPERTY LINE	
12" WATER W — W	EXISTING WATER LANE
12" WATER W — W	PROPOSED WATER LINE
EX. 10" S.S. S — S	EX.SANITARY SEWER LINE
PROP. 8" S.S. S — S	PROP. SANITARY SEWER LINE
	PROPOSED STORM SEWER
FH	PROPOSED FIRE HYDRANT
F.D.C.	PROPOSED FIRE CONNECTION
	PROPOSED WATER METERS
	PROPOSED BACK FLOW PREVENTER
P.S.&V.E.	PEDESTERIAN SIGHT & VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
F.A.W.E.	FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
V.E.	VISIBILITY EASEMENT
B.S. / L.S.	FRONT SET BACK / LANDSCAPE SET BACK
21"RCP X — X	EXISTING STORM SEWER
	EXISTING PAVEMENT/CURB
SSMH	EXISTING SEWER MANHOLE
PP	EXISTING POWER POLE
	EXISTING STORM INLETS
FH	EXISTING FIRE HYDRANT
W.V.	EXISTING WATER VALVE
	PROPOSED 5' HIGH WROUGHT IRON FENCE
	EXISTING TREE
ET	TRANSFORMER
F.A.U.E.	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
C.O.	SINGLE CLEAN OUT
C.O.	DOUBLE CLEAN OUT

SITE DATA SUMMARY TABLE

PHYSICAL ADDRESS	TO BE DETERMINED
GROSS/NET AREA	2.938 ACRES (127,979 S.F.)
LOT 2	0.879 ACRES (38,268 S.F.)
LOT 3 (BUILT OUT)	1.810 ACRES (78,852 S.F.)
LOT 4	0.249 ACRES (10,842 S.F.)
ZONING	PD-41
CURRENT USE	VACANT
PROPOSED USE	OFFICE
LOT COVERAGE DATA	
LOT 2 - OFFICE COVERAGE	2,545 S.F. (1.97%)
LOT 3 - DAYCARE COVERAGE	10,005 S.F. (7.75%)
LOT 4 - OFFICE COVERAGE	3,444 S.F. (2.67%)
TOTAL BUILDING AREA	15,994 S.F. (12.40%)
IMPERVIOUS COVERAGE	49,465 S.F. (38.65%)
PERVIOUS COVERAGE	78,497 S.F. (61.35%)
PARKING SUMMERY	

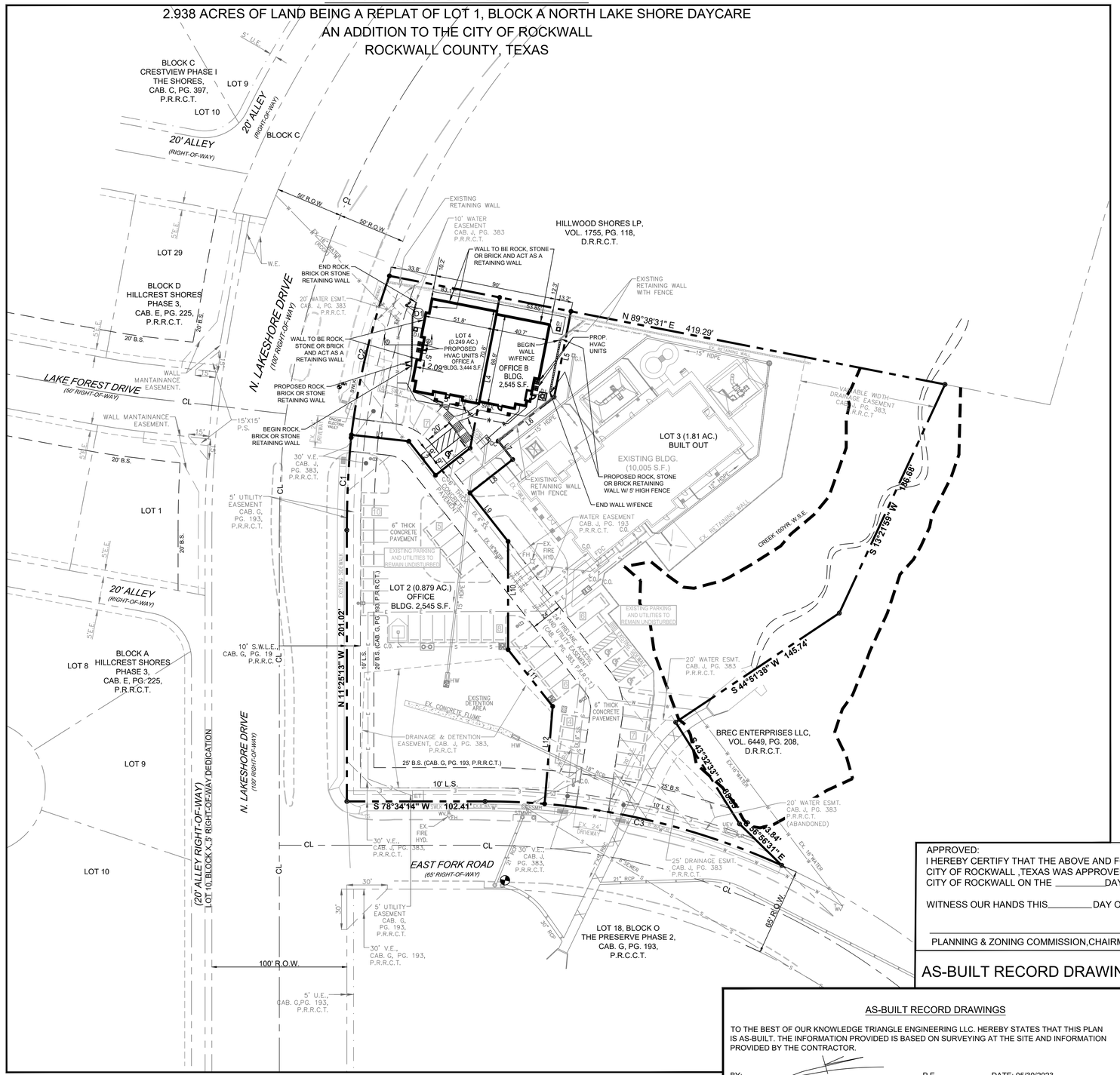
PARKING REQUIREMENTS	REQUIRED	PROVIDED
LOT 2 - OFFICE 1 SPACE PER 300 GFA	9	8
LOT 3 - DAY CARE 1 SPACE PER 300 GFA	34	34
LOT 4 - OFFICE 1 SPACE PER 300 GFA	12	11
TOTAL PARKING	55	53
BUILDING DATA		
NO. OF BUILDINGS	3	
PEAK HEIGHT	29'-0"	
TOTAL SQUARE FOOTAGE	15,994 S.F.	

BOUNDARY LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S 84°56'24" W	42.78'
L2	N 49°32'37" W	32.01'
L3	S 40°27'23" W	32.59'
L4	S 00°21'29" E	113.80'
L5	N 00°21'29" W	64.76'
L6	N 40°27'23" E	52.70'
L7	N 49°29'15" W	17.40'
L8	N 40°27'33" E	40.17'
L9	N 49°32'37" W	45.66'
L10	N 11°25'13" W	80.18'
L11	N 49°32'37" W	53.50'
L12	N 06°41'00" W	72.48'

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	68.65'	750.00'	5°14'41"	N 08°47'53" W	68.63'
C2	123.50'	550.00'	12°51'56"	N 01°53'41" E	123.24'
C3	226.46'	532.50'	24°22'00"	N 89°14'47" W	224.76'



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.

2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.

3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.

6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.

7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

10. ALL RETAINING WALLS TO BE ROCK OR STONE FACED.

DETENTION NOTE

1. ONSITE DETENTION WILL BE PROVIDED.

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
D1	DOM.	1"	1	6"

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL ,TEXAS WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____DAY OF _____2021.

WITNESS OUR HANDS THIS_____DAY OF_____ , 2021.

PLANNING & ZONING COMMISSION,CHAIRMAN

DIRECTOR OF PLANNING &ZONING

AS-BUILT RECORD DRAWING

CASE #SP2021-018

ENGINEER	SURVEYOR
TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. TEL: (469) 331-8566	TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: MARK NACE, R.P.L.S. TEL: (469) 426-7339

AS-BUILT RECORD DRAWINGS

TO THE BEST OF OUR KNOWLEDGE TRIANGLE ENGINEERING LLC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

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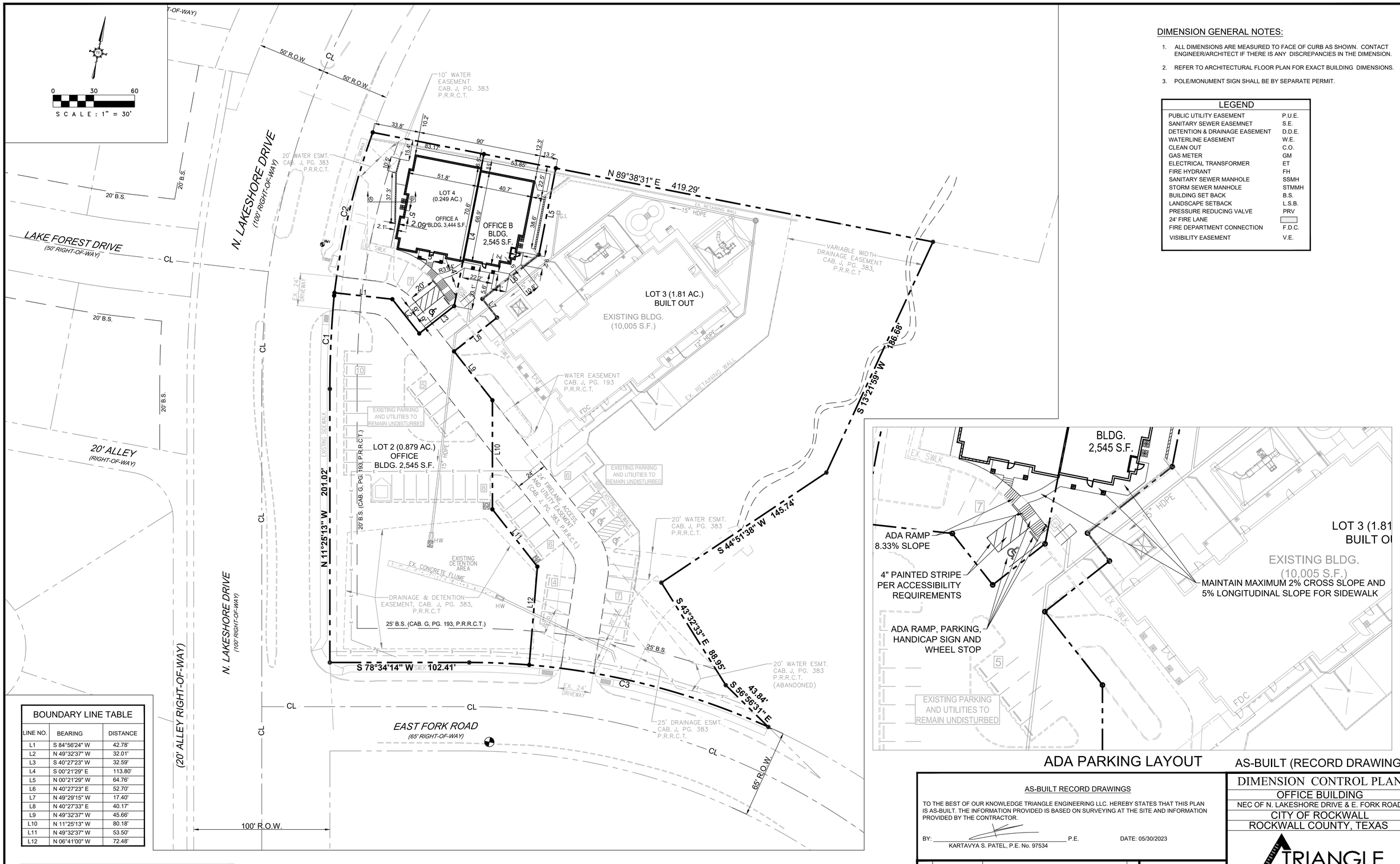
STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED
PROFESSIONAL ENGINEER
05/30/2023

SITE PLAN
OFFICE BUILDING
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/12/2021	SEE SCALE BAR	028-16	3

TX PE FIRM #11525



ADA PARKING LAYOUT

AS-BUILT (RECORD DRAWING)

DIMENSION GENERAL NOTES:

1. ALL DIMENSIONS ARE MEASURED TO FACE OF CURB AS SHOWN. CONTACT ENGINEER/ARCHITECT IF THERE IS ANY DISCREPANCIES IN THE DIMENSION.
2. REFER TO ARCHITECTURAL FLOOR PLAN FOR EXACT BUILDING DIMENSIONS.
3. POLE/MONUMENT SIGN SHALL BE BY SEPARATE PERMIT.

LEGEND	
PUBLIC UTILITY EASEMENT	P.U.E.
SANITARY SEWER EASEMNET	S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.B.
PRESSURE REDUCING VALVE	PRV
24' FIRE LANE	
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VISIBILITY EASEMENT	V.E.

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STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED
PROFESSIONAL ENGINEER
05/30/2023

DIMENSION CONTROL PLAN

OFFICE BUILDING

NEC OF N. LAKESHORE DRIVE & E. FORK ROAD

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC

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Planning | Civil Engineering | Construction Management

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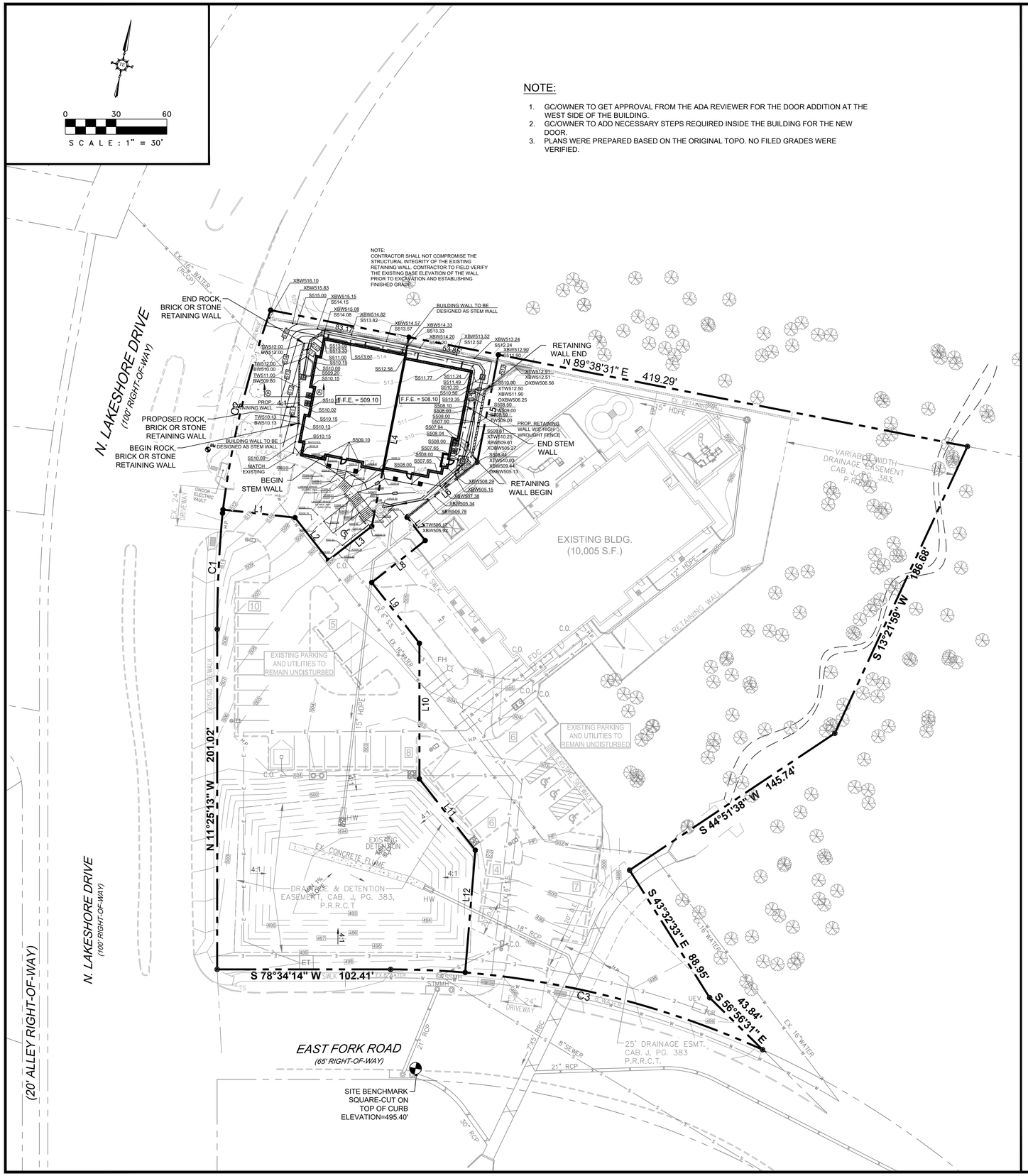

NOTE:
CONTRACTOR SHALL NOT COMPROMISE THE STRUCTURAL INTEGRITY OF THE EXISTING RETAINING WALL. CONTRACTOR TO FIELD VERIFY THE EXISTING BASE ELEVATION OF THE WALL PRIOR TO EXCAVATION AND ESTABLISHING FINISHED GRADE.

NOTE:

1. GC/OWNER TO GET APPROVAL FROM THE ADA REVIEWER FOR THE DOOR ADDITION AT THE WEST SIDE OF THE BUILDING.
2. GC/OWNER TO ADD NECESSARY STEPS REQUIRED INSIDE THE BUILDING FOR THE NEW DOOR.
3. PLANS WERE PREPARED BASED ON THE ORIGINAL TOPO. NO FILED GRADES WERE VERIFIED.

GRADING GENERAL NOTE

1. ALL SURPLUS EXCAVATION AND WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO REMOVE SUCH SURPLUS EXCAVATION AND WASTE MATERIAL FROM THE SITE TO A PUBLIC DUMP SITE APPROVED FOR THE DISPOSAL OF SUCH MATERIALS. IF SURPLUS EXCAVATION IS REMOVED FROM THIS SITE TO ANOTHER PROPERTY, IT SHALL BE PLACED ON SUCH PROPERTY WITH THE WRITTEN CONSENT OF THE OWNER(S) OF SUCH PROPERTY. A COPY OF SUCH WRITTEN CONSENT SHALL BE PROVIDED TO THE OWNER. IF THE CONTRACTOR WISHES TO DISPOSE OF SURPLUS EXCAVATION ON-SITE, IT SHALL BE ONLY WITH THE PRIOR APPROVAL OF THE OWNERS PROJECT REPRESENTATIVE AND CARE SHOULD BE TAKEN TO AVOID BLOCKING NATURAL DRAINAGE AND INCREASING STEEP SLOPES. IF ANY OF THE HAULED EXCAVATION MATERIAL IS TAKEN TO ANOTHER LOCATION WITHIN THE CITY OF ROCKWALL LIMITS, THE OWNER OF THE PROPERTY IS REQUIRED TO OBTAIN A LOT GRADING PERMIT BEFORE MATERIAL IS DELIVERED.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN STAKING AND TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO APPLY TO BOTH VERTICAL ELEVATION AND HORIZONTAL ALIGNMENT.
3. THE CONTRACTOR SHALL PREPARE ALL LANDSCAPE AREAS INCLUDING STREET RIGHT-OF-WAY AREAS TO AN ACCEPTABLE SUBGRADE CONDITION IN ACCORDANCE WITH THE LANDSCAPE PLANS. IF THE CONTRACTOR IS NOT EMPLOYED TO PROVIDE AND INSTALL LANDSCAPING, HE SHALL PREPARE A FINISHED AND COMPACTED SUBGRADE IN THE LANDSCAPING AREAS 4" BELOW NOMINAL FINISH GRADE AS SHOWN ON THE PLANS AND SHALL ADD 2" OF TOPSOIL TO BRING LANDSCAPING SUB- GRADE AS PROVIDED TO THE LANDSCAPING CONTRACTOR, TO 2" BELOW NOMINAL FINISH GRADE.
4. NO SLOPES TO EXCEED 4H:1V WITHOUT SLOPE STABILIZATION.
5. ALL FILL TO BE COMPACTED TO A MINIMUM 95% OF STANDARD DENSITY USING A SHEEP'S FOOT ROLLER.
6. CONTRACTOR TO ADJUST ALL PROPOSED AND EXISTING UTILITIES TO FINISHED GRADE.
7. THE DETENTION SYSTEM TO BE FULLY INSTALLED AND FUNCTIONAL PRIOR TO ANY PLACEMENT OF CONCRETE INCLUDING SLABS. THIS INCLUDES THE SIDES AND BOTTOM TO HAVE EITHER SODD OR SEEDED ANCHORED CURLEX ALONG WITH THE CONCRETE FULME.

BENCHMARK

SQUARE-CUT ON TOP OF CURB. @ E. FORK ROAD. ELEVATION = 495.40'

JENSEN PRECAST EST. 1968 (/)

Home (/) > Drainage Inlets & Catch Basins (/Drainage-Inlets-Catch-Basins-p15510/) > Drop Inlets (/Drainage-Inlets-Catch-Basins/Drop-Inlets-p14480)

BRANCH AVAILABILITY

- Fontana
- Fresno
- Lakeside
- Las Vegas
- Lockeford
- Martinez
- Orland
- Phoenix
- Sacramento
- Sparks
- Tucson

AGENCY

- Nevada Depa
- Nevada Publi
- Sacramento (

EXTENSION		
MODEL NO.	C	WEIGHT
RS242406	6"	300 LBS.
RS242412	12"	600 LBS.

BOX DESIGN LOAD: H-20 TRAFFIC

FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

9/23/02
DI242424.dwg
© 2002 Jensen Precast

Drop inlet 24
Image 1 of 5

NOTES:

PROPOSED RETAINING WALL INCLUDING FOOTING TO BE COMPLETELY OUTSIDE THE PROPOSED DRAINAGE EASEMENT.

WALLS 3' HIGH AND TALLER MUST BE ENGINEERED.

ALL WALLS TO BE ROCK, STONE OR BRICK FACED.

REFERECE ARCHITECTURAL AND OR STRUCTURAL PLANS FOR PROPOSED OFFICE BUILDING WALLS TO BE DESIGNED AS A STEM WALL.

RETAINING WALLS ARE BY SEPERATE PERMIT. GC TO APPLY FOR RETAINING WALL PERMIT.

LEGEND

SPOT ELEVATION AT FINISHED GRADE	S503.80
TOP OF CURB	TC504.15
GUTTER ELEVATION	G 503.65
TOP OF THE WALL	TW 518.65
INSIDE GRADE	IG 505.90
OUTSIDE GRADE	OG 518.15
EX. SPOT ELEVATION AT GRADE	XS501.00
EXISTING CONTOURS	506
PROPOSED CONTOURS	502
PROPOSED SWALE	→
PROPOSED DETENTION & DRAINAGE EASEMENT	D.D.E.
PROPOSED VISIBILITY CLIP	▨

AS-BUILT (RECORD DRAWING)

AS-BUILT RECORD DRAWINGS

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KARTAVYA S. PATEL
97534
05/30/2023

GRADING PLAN
OFFICE BUILDING
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
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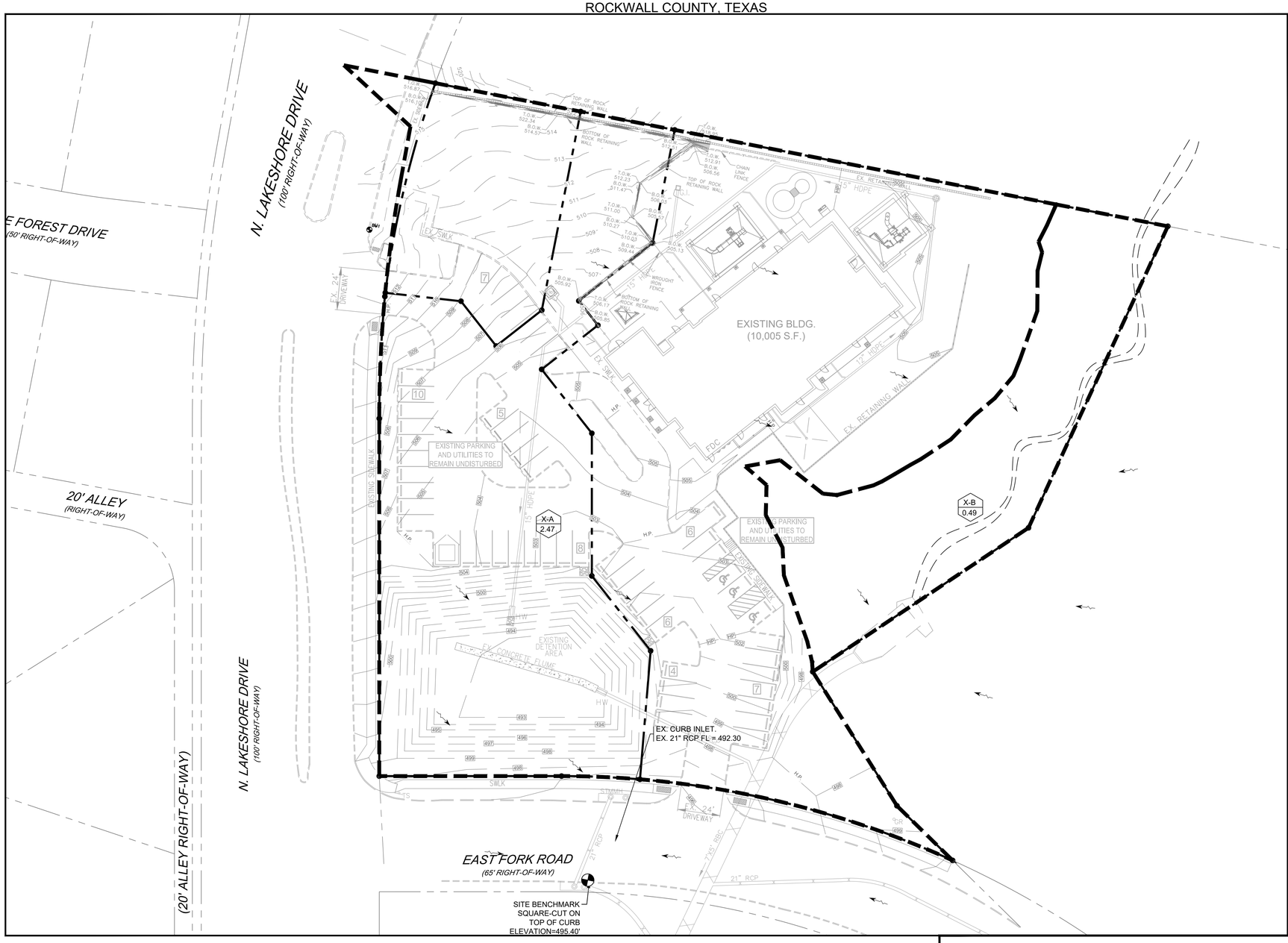
TX PE FIRM #11525

OFFICE SITE DEVELOPMENT

2.938 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK A NORTH LAKE SHORE DAYCARE
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

0 30' 60'
SCALE: 1" = 30'



BENCHMARK

SQUARE - CUT ON TOP OF CURB AT EAST FORK ROAD.
ELEVATION = 495.40'

DRAINAGE LEGEND

X-A / 0.95 — AREA NO. / AREA ACREAGE
DRAINAGE DIVIDE
506 — EXISTING CONTOURS

AS-BUILT (RECORD DRAWING)

PRE-DEVELOPED DRAINAGE CALCULATIONS

Drainage Area	C	Tc (min)	A (acres)	I-5 (in/hr)	I-10 (in/hr)	I-25 (in/hr)	I-50 (in/hr)	I-100 (in/hr)	Q-5yr (cfs)	Q-10yr (cfs)	Q-25yr (cfs)	Q-50yr (cfs)	Q-100yr (cfs)
X-A	0.35	20	2.47	5.00	5.70	6.75	7.50	8.30	4.32	4.93	5.84	6.48	7.18
X-B	0.35	20	0.49	5.00	5.70	6.75	7.50	8.30	0.86	0.98	1.16	1.29	1.42

AS-BUILT RECORD DRAWINGS

TO THE BEST OF OUR KNOWLEDGE TRIANGLE ENGINEERING LLC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

BY: _____ P.E. DATE: 05/30/2023
KARTAVYA S. PATEL, P.E. No. 97534

NO.	DATE	DESCRIPTION	BY
1	05/30/2023	AS-BUILT RECORD DRAWINGS	KP

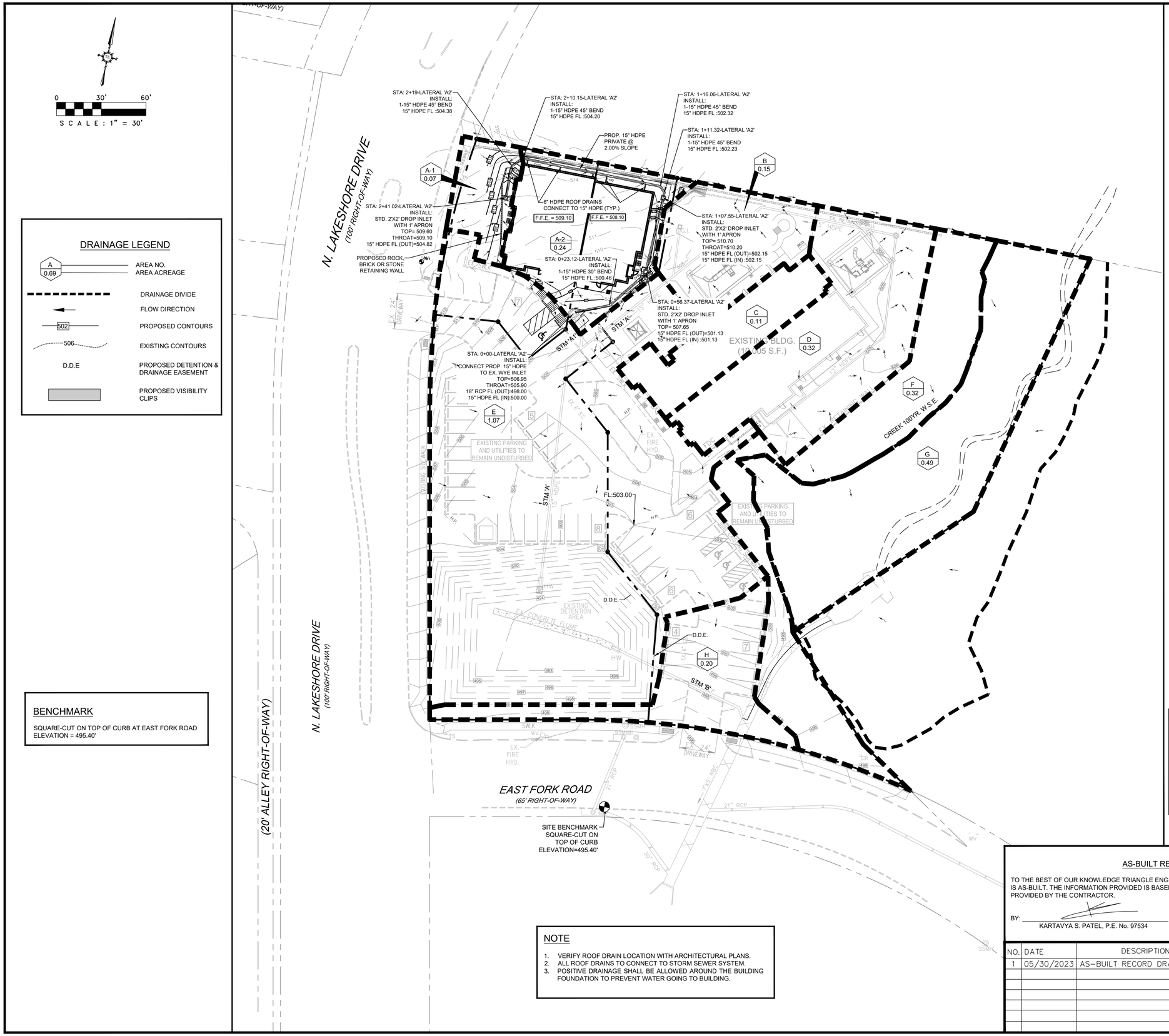
STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED
PROFESSIONAL ENGINEER
05/30/2023

EXISTING DRAINAGE AREA MAP

OFFICE BUILDING
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271 I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management
TX PE FIRM #11525

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/12/2021	SEE SCALE BAR	028-16	6



BENCHMARK

SQUARE-CUT ON TOP OF CURB AT EAST FORK ROAD
ELEVATION = 495.40'

NOTE

1. VERIFY ROOF DRAIN LOCATION WITH ARCHITECTURAL PLANS.
2. ALL ROOF DRAINS TO CONNECT TO STORM SEWER SYSTEM.
3. POSITIVE DRAINAGE SHALL BE ALLOWED AROUND THE BUILDING FOUNDATION TO PREVENT WATER GOING TO BUILDING.

DEVELOPED DRAINAGE CALCULATION (100 YEAR STORM)

DRAINAGE AREA	C	A (ACRES)	Tc (MINUTES)	I-100 (IN/HR)	Q-100 (CFS)	REMARKS
A-1	0.90	0.06	10	9.8	0.53	FLOW TO DETENTION
A-2	0.90	0.24	10	9.8	2.12	FLOW TO DETENTION
B	0.90	0.15	10	9.8	1.32	FLOW TO DETENTION
C	0.90	0.11	10	9.8	0.97	FLOW TO DETENTION
D	0.90	0.32	10	9.8	2.82	FLOW TO DETENTION
E	0.90	1.07	10	9.8	9.44	FLOW TO DETENTION
F	0.90	0.32	10	9.8	2.82	BY PASS RUNOFF TO CREEK
G	0.35	0.49	20	8.3	1.42	EX. CREEK / BY PASS RUNOFF
H	0.90	0.20	10	9.8	1.76	BY PASS RUNOFF TO EAST FORK DRIVE

DEVELOPED DRAINAGE CALCULATION (50 YEAR STORM)

DRAINAGE AREA	C	A (ACRES)	Tc (MINUTES)	I-50 (IN/HR)	Q-50 (CFS)	REMARKS
A-1	0.90	0.06	10	9.0	0.49	FLOW TO DETENTION
A-2	0.90	0.24	10	9.0	1.94	FLOW TO DETENTION
B	0.90	0.15	10	9.0	1.21	FLOW TO DETENTION
C	0.90	0.11	10	9	0.89	FLOW TO DETENTION
D	0.90	0.32	10	9.0	2.59	FLOW TO DETENTION
E	0.90	1.07	10	9.0	8.67	FLOW TO DETENTION
F	0.90	0.32	10	9.0	2.59	BY PASS RUNOFF TO CREEK
G	0.35	0.49	20	7.5	1.29	EX. CREEK / BY PASS RUNOFF
H	0.90	0.20	10	9.0	1.62	BY PASS RUNOFF TO EAST FORK DRIVE

DEVELOPED DRAINAGE CALCULATION (25 YEAR STORM)

DRAINAGE AREA	C	A (ACRES)	Tc (MINUTES)	I-25 (IN/HR)	Q-25 (CFS)	REMARKS
A-1	0.90	0.06	10	8.3	0.45	FLOW TO DETENTION
A-2	0.90	0.24	10	8.3	1.79	FLOW TO DETENTION
B	0.90	0.15	10	8.3	1.12	FLOW TO DETENTION
C	0.90	0.11	10	8.3	0.82	FLOW TO DETENTION
D	0.90	0.32	10	8.3	2.39	FLOW TO DETENTION
E	0.90	1.07	10	8.3	7.99	FLOW TO DETENTION
F	0.90	0.32	10	8.3	2.39	BY PASS RUNOFF TO CREEK
G	0.35	0.49	20	6.75	1.16	EX. CREEK / BY PASS RUNOFF
H	0.90	0.20	10	8.3	1.49	BY PASS RUNOFF TO EAST FORK DRIVE

DEVELOPED DRAINAGE CALCULATION (10 YEAR STORM)

DRAINAGE AREA	C	A (ACRES)	Tc (MINUTES)	I-10 (IN/HR)	Q-10 (CFS)	REMARKS
A-1	0.90	0.06	10	8.0	0.43	FLOW TO DETENTION
A-2	0.90	0.24	10	8.0	1.73	FLOW TO DETENTION
B	0.90	0.15	10	8.0	1.08	FLOW TO DETENTION
C	0.90	0.11	10	8.0	0.79	FLOW TO DETENTION
D	0.90	0.32	10	8.0	2.30	FLOW TO DETENTION
E	0.90	1.07	10	8.0	7.70	FLOW TO DETENTION
F	0.90	0.32	10	8.0	2.30	BY PASS RUNOFF TO CREEK
G	0.35	0.49	20	5.7	0.98	EX. CREEK / BY PASS RUNOFF
H	0.90	0.20	10	8.0	1.44	BY PASS RUNOFF TO EAST FORK DRIVE

DEVELOPED DRAINAGE CALCULATION (5 YEAR STORM)

DRAINAGE AREA	C	A (ACRES)	Tc (MINUTES)	I-5 (IN/HR)	Q-5 (CFS)	REMARKS
A-1	0.90	0.07	10	6.9	0.42	FLOW TO DETENTION
A-2	0.90	0.24	10	6.9	1.49	FLOW TO DETENTION
B	0.90	0.15	10	6.9	0.93	FLOW TO DETENTION
C	0.90	0.11	10	6.9	0.68	FLOW TO DETENTION
D	0.90	0.32	10	6.9	1.99	FLOW TO DETENTION
E	0.90	1.07	10	6.9	6.64	FLOW TO DETENTION
F	0.90	0.32	10	6.9	1.99	BY PASS RUNOFF TO CREEK
G	0.35	0.49	20	5.0	0.86	EX. CREEK / BY PASS RUNOFF
H	0.90	0.20	10	6.9	1.24	BY PASS RUNOFF TO EAST FORK DRIVE

RAINFALL EVENT	ALLOWABLE DISCHARGE (X-A OF EX.)	BYPASS RUNOFF (DA-E+DA-G)	MAXIMUM DISCHARGE FROM DETENTION POND
100-YEAR	7.18 CFS	4.58 CFS	2.60 CFS
50-YEAR	6.48 CFS	4.21 CFS	2.27 CFS
25-YEAR	5.84 CFS	3.88 CFS	1.95 CFS
10-YEAR	4.93 CFS	3.74 CFS	1.18 CFS
5-YEAR	4.32 CFS	3.23 CFS	1.09 CFS

AS-BUILT (RECORD DRAWING)

AS-BUILT RECORD DRAWINGS

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STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED
PROFESSIONAL ENGINEER
05/30/2023

PROPOSED DRAINAGE AREA MAP

OFFICE BUILDING
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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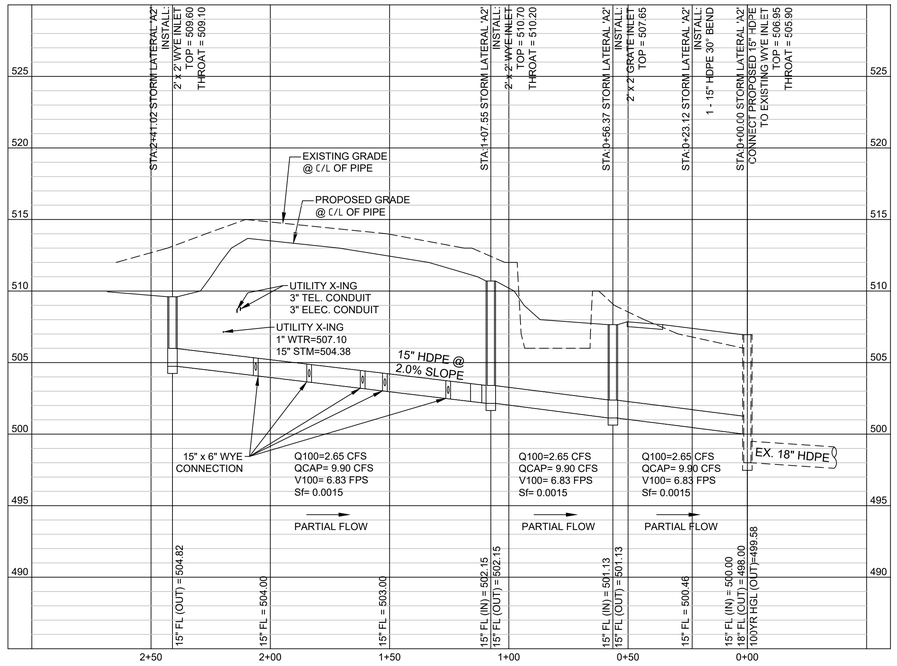
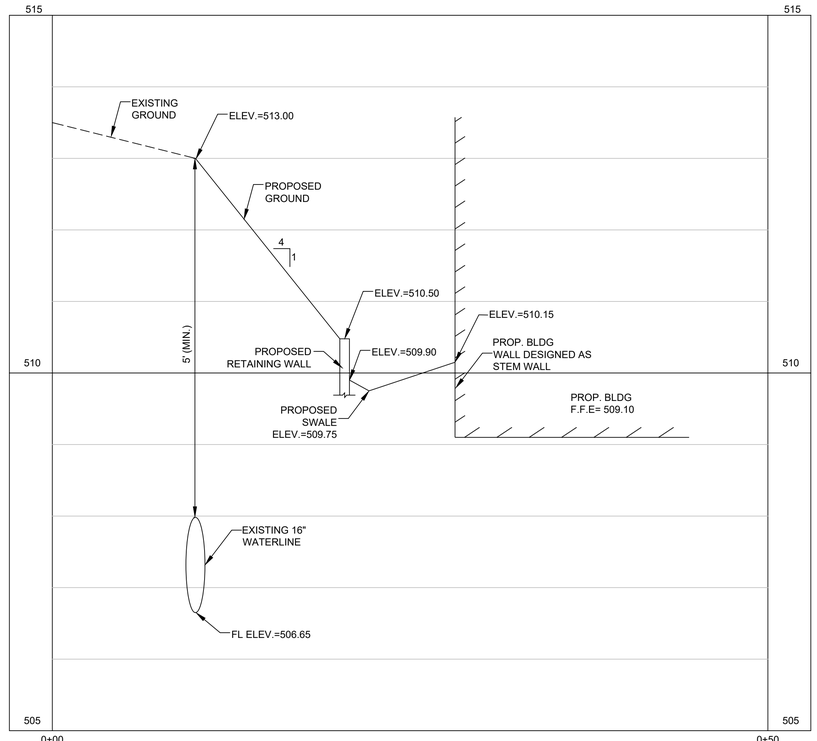
KP	DS	08/12/2021	SEE SCALE BAR	028-16	6.1



STORM LATERAL 'A2' 15" HDPE PROFILE

SCALE H: 1"=30' V: 1"=5'



CROSS SECTION A-A

SCALE H: 1"=5' V: 1"=1'

AS-BUILT (RECORD DRAWING)

AS-BUILT RECORD DRAWINGS

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STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED
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05/30/2023

STORM SEWER PROFILE

OFFICE BUILDING
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/12/2021	SEE SCALE BAR	028-16	6.2

TX PE FIRM #11525

OFFICE SITE DEVELOPMENT

2.938 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK A NORTH LAKE SHORE DAYCARE
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

0 40 80
SCALE: 1" = 40'

NOTE
PORTION OF THE OFFICE BUILDING WALL TO BE DESIGNED AS RETAINING WALL. REFER STRUCTURAL PLANS FOR DETAILS. REFER TO GRADING PLAN FOR GRADES

GENERAL NOTES - PAVING IMPROVEMENTS

1. STRIP & REMOVE FROM THE CONSTRUCTION AREA ALL TOPSOIL, ORGANICS & VEGETATION TO A MINIMUM DEPTH OF 6 INCHES.

2. SOFT SOILS SHOULD BE REMOVED UNTIL FIRM SOIL IS REACHED. THE SOFT SOILS CAN BE AERATED AND PLACED BACK IN EIGHT-INCH LOOSE LIFTS AND COMPACTED TO 95% AS SPECIFIED BY ASTM D-698. TREE STUMPS, TREE ROOTS, OLD SLABS, OLD FOUNDATIONS AND EXISTING PAVEMENTS SHOULD BE REMOVED FROM THE STRUCTURE AREA. IF THE TREE STUMPS AND ROOTS ARE LEFT IN PLACE, SETTLEMENT AND TERMITE INFESTATION MAY OCCUR. ONCE A ROOT SYSTEM IS REMOVED, A VOID IS CREATED IN THE SUBSOIL. IT IS RECOMMENDED TO FILL THESE VOIDS WITH STRUCTURAL FILL OR CEMENT-STABILIZED SAND AND COMPACT TO 95% AS SPECIFIED BY ASTM D-698. ANY LOW-LYING AREAS INCLUDING RAVINES, DITCHES, SWAMPS, ETC. SHOULD BE FILLED WITH STRUCTURAL FILL AND PLACED IN EIGHT-INCH LIFTS. EACH LIFT SHOULD BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS SPECIFIED BY ASTM D-698.

3. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF SIX (6) INCHES. THE SUBGRADE SHOULD THEN BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY THE STANDARD MOISTURE DENSITY RELATIONSHIP (ASTM D-698). IN THE EVENT THAT THE UPPER SIX (6) INCHES CANNOT BE COMPACTED DUE TO EXCESSIVE MOISTURE, WE RECOMMEND THAT THESE SOILS BE EXCAVATED AND REMOVED OR CHEMICALLY STABILIZED TO PROVIDE A FIRM BASE FOR FILL PLACEMENT.

4. THE LOW SWELL POTENTIAL SELECT FILL SHOULD BE CLEANED AND FREE OF ORGANIC MATTER OR OTHER DELETERIOUS MATERIAL. THE FILL SHOULD BE PLACED IN MAXIMUM 9-INCH LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698 (STANDARD PROCTOR). THE MOISTURE CONTENT AT THE TIME OF COMPACTION SHOULD BE AT, OR ABOVE THE OPTIMUM VALUE AS DEFINED BY ASTM D 698. THE REFERD MOISTURE CONTENT AND DENSITY SHOULD BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.

5. PROOF-ROLL THE SUBGRAE IN ACCORDANCE WITH CITY OF ROCKWALL'S CURRENT "STANDARD SPECIFICATION" TO REVEAL SOFT SPOTS. SOFT AREAS SHOULD BE REWORKED & COMPACTED UNTIL THEY CAN BE SUCCESSFULLY PROOF-ROLLED.

6.THE SUBGRADE CAN ALSO BE STABILIZED WITH 2% LIME AND 8% FLY-ASH BY DRY WEIGHT INSTEAD OF CEMENT.THE STABILIZED CLAYS SHOULD BE COMPACTED TO A MINIMUM OF NINETY-FIVE (95) PERCENT OF THE MAXIMUM DENSITY IN A MOISTURE CONTENT RANGE OF -1% TO +4% OF THE SOIL/LIME MIXTURE'S OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-698.NO SAND ALLOWED UNDER PAVING

7.A MINIMUM STABILIZED SUBGRADE DEPTH OF 6 INCHES IS RECOMMENDED BELOW THE BOTTOM OF THE PROPOSED PAVEMENT. WE RECOMMEND THAT THE DEPTH OF STABILIZED SUBGRADE BE INCREASED TO 8-INCH FOR HEAVY TRAFFIC AREAS. IT IS TO BE NOTED THAT THE ACTUAL AMOUNT OF LIME REQUIRED BE DETERMINED AFTER STRIPPING OF THE SUBGRADE.

8. A FULL THICKNESS OF THE BASE COURSE SHOULD BE EXTENDED 5 FEET BEYOND THE BACK OF CURB LINE.

9. THE FILL SOILS SHOULD EXTEND AT LEAST FIVE FEET BEYOND THE PERIMETER OF THE STRUCTURE.

10.THE CONCRETE IN LIGHT DUTY PAVEMENT AREAS SHOULD HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,600 POUNDS PER SQUARE INCH AND IN HEAVY DUTY PAVEMENT AREAS, A 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI IS RECOMMENDED. ASSUMING A NOMINAL MAXIMUM AGGREGATE SIZE OF 1 TO 1 1/2 INCHES, IT IS RECOMMENDED THAT THE CONCRETE HAVE ENTRAINED AIR OF 5 PERCENT (±1%) WITH A MAXIMUM WATER CEMENT RATIO OF 0.50.

10. THE EXPANSION JOINT SPACING SHALL BE AT 60' MAX.

11. CONTROL JOINTS FORMED BY SAWING ARE RECOMMENDED AT MAX. 12' IN BOTH LONGITUDINAL AND TRANSVERSE DIRECTIONS. CONTROL JOINT SHALL BE SAWED WITHIN 3 HOURS AFTER PLACING CONCRETE. JOINTS SHALL BE PROPERLY CLEANED AND SEALED AS SOON AS POSSIBLE AFTER JOINTS ARE CUT.

12. DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATION, BOTH DURING AND AFTER CONSTRUCTION. WATER SHOULD NOT BE ALLOWED TO POND NEAR THE FOUNDATION. THE FOLLOWING ITEMS SHOULD PROVIDE FOR POSITIVE DRAINAGE OF WATER AWAY FROM THE FOUNDATION: SIDEWALKS AND OTHER CONCRETE FLAT WORK, PARKING AREAS, DRIVEWAYS AND OTHER SURFACE DRAINAGE FEATURES, AND LANDSCAPING.

13. FRENCH DRAINS ARE RECOMMENDED AROUND ANY SLABS WHERE SEEPING GROUND WATER IS ENCOUNTERED DURING CONSTRUCTION.

14. SIDEWALK AROUND THE BUILDING SHALL NOT BE STRUCTURALLY CONNECTED TO THE BUILDING FOUNDATION UNLESS IT'S NOTED ON THE STRUCTURAL PLANS.

15. ANY STAGE IN THE CONSTRUCTION OF THE PAVEMENT A NON-STABLE OR WEAVING CONDITION OF THE SUBGRADE OR BASE COURSE BE NOTED UNDER THE WHEEL LOADS OF CONSTRUCTION EQUIPMENT, SUCH AREAS SHOULD BE DELINEATED AND GEOTECHNICAL ENGINEER CONSULTED FOR REMEDIATION BEFORE COMPLETING THE PAVEMENT SECTION.

16. ALL EXPANSION JOINTS AND CRACK CONTROL JOINTS SHOULD BE SEALED TO PREVENT THE INFILTRATION OF WATER INTO THE SUBSURFACE. THIS IS PARTICULARLY IMPORTANT AROUND IRRIGATED LANDSCAPING AND ALONG THE DRAINAGE PATH OF ROOF DOWNSPOUTS.

17.LANDSCAPE ISLANDS SHOULD BE BACKFILLED WITH LOW PLASTICITY CLAYS TO REDUCE WATER INTRUSION INTO THE SUBSURFACE PAVEMENT STRUCTURES. CURBS SHOULD BE PROVIDED WITH WEEP HOLES IN LANDSCAPE AREAS TO REDUCE THE BUILD UP OF HYDROSTATIC PRESSURE AND TO REDUCE THE INTRUSION OF WATER INTO THE SUBSURFACE MATERIAL.

18. CURB AND GUTTER SHALL CONSIST OF STEEL REINFORCED CONCRETE AND SHALL BE SIX (6") INCHES HIGH AND TWENTY FOUR (24") INCHES WIDE.

19. THE PARKWAYS AND STREETS SHALL BE ROUGH CUT TO A PLUS OR MINUS ONE-TENTH (0.1') FEET OF THEIR RESPECTIVE FINAL GRADES.

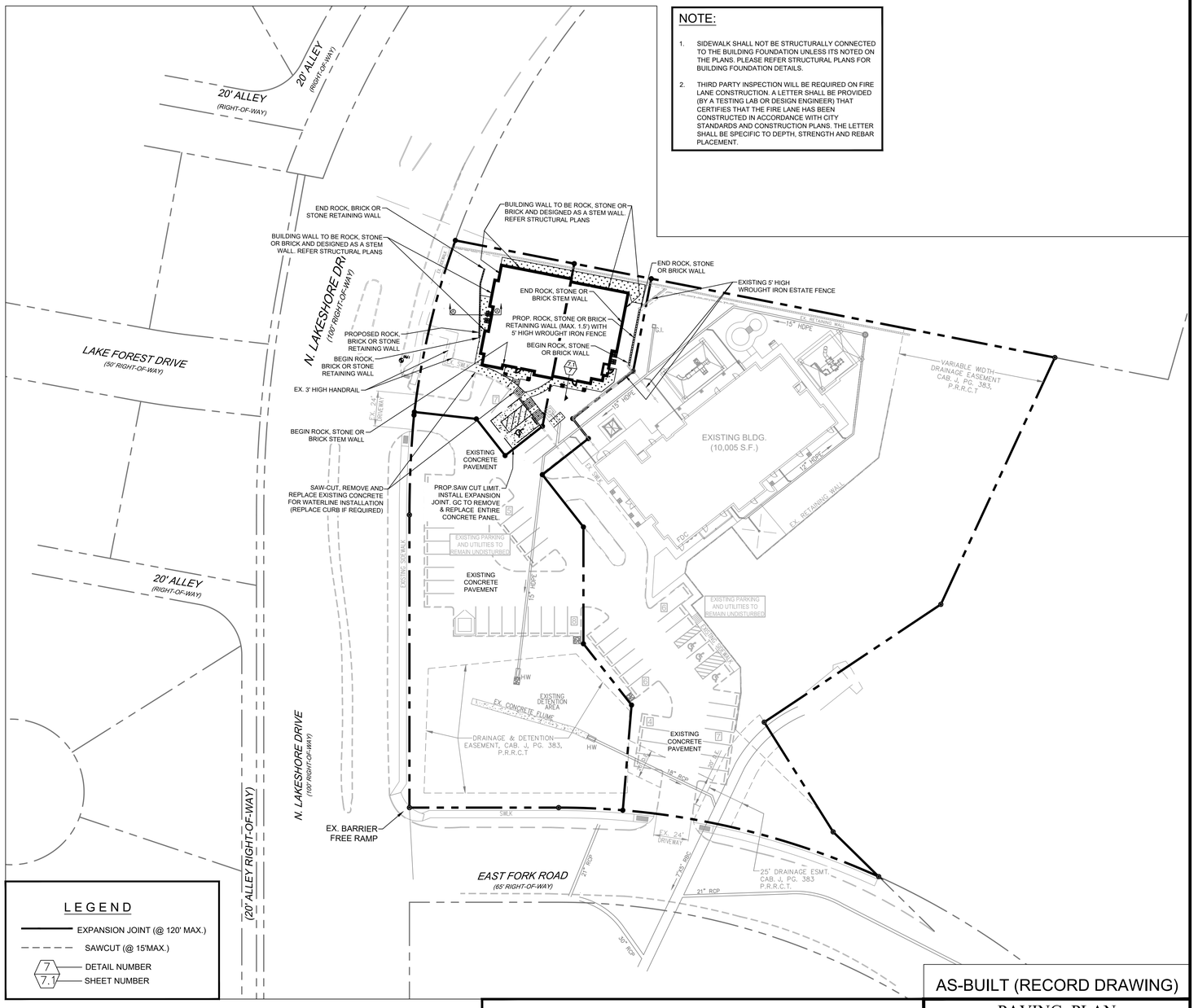
20. CONSTRUCTION OF WHEEL CHAIR RAMPS WILL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR AT THE TIME OF PUBLIC IMPROVEMENTS.

21. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY / MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGULAR TESTING FIRM. COPIES OF THE TEST RESULTS SHALL BE FURNISHED TO THE CITY. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO-(72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

23. MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.

24. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL "PERMANENT SURVEY REFER MONUMENTS" AS DESCRIBED IN THE SUBDIVISION ORDINANCE INCLUDING CONCRETE MONUMENTS AT ALL BOUNDARY CORNERS.

25.THE SURFACE OF THE SUBGRADE SHALL BE THOROUGHLY WETTED IMMEDIATELY PRIOR TO CONCRETE PLACEMENT.



NOTE:

1. SIDEWALK SHALL NOT BE STRUCTURALLY CONNECTED TO THE BUILDING FOUNDATION UNLESS ITS NOTED ON THE PLANS. PLEASE REFER STRUCTURAL PLANS FOR BUILDING FOUNDATION DETAILS.
2. THIRD PARTY INSPECTION WILL BE REQUIRED ON FIRE LANE CONSTRUCTION. A LETTER SHALL BE PROVIDED (BY A TESTING LAB OR DESIGN ENGINEER) THAT CERTIFIES THAT THE FIRE LANE HAS BEEN CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND CONSTRUCTION PLANS. THE LETTER SHALL BE SPECIFIC TO DEPTH, STRENGTH AND REBAR PLACEMENT.

LEGEND

- EXPANSION JOINT (@ 120' MAX.)
- SAWCUT (@ 15'MAX.)
- 7 / 7.1 DETAIL NUMBER / SHEET NUMBER

GENERAL NOTES

CODES

1. BUILDING CODE: INTERNATIONAL BUILDING CODE (IBC), 2012, LOCAL CODE
   STRUCTURAL STEEL: AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL
2. OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN (ASD), NINTH EDITION.
3. REINFORCED CONCRETE: AMERICAN CONCRETE INSTITUTE (ACI), BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, 318-11
4. POST-TENSIONED CONCRETE: POST-TENSIONING INSTITUTE (PTI), DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS-ON-GROUND, TR90.
5. CONCRETE MASONRY: MASONRY STANDARD JOINT COMMITTEE CODE ACI530.,11/ASCE5..,02/TMS402..,02, 2012
6. WOOD: NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION, ALLOWABLE STRESS DESIGN (ASD), 2001, AND SUPPLEMENTS.
7. COLD-FORMED STEEL: AMERICAN IRON AND STEEL INSTITUTE (AISI), COLD-FORMED STEEL DESIGN MANUAL, 2002.

DESIGN LOADS

1. DEAD LOADS: INCLUDE THE SELF-WEIGHT OF THE STRUCTURAL COMPONENT AND THE FOLLOWING:

FLOOR FINISHING	15 PSF
ROOF FRAMING	15 PSF
FLOOR MECHANICAL	5 PSF
ROOF MECHANICAL	5 PSF

2. LIVE LOADS: INCLUDE THE FOLLOWING:

FLOOR	50 PSF
PARTITION	20 PSF
STORAGE	125 PSF
ROOF	20 PSF
NET UPLIFT AT ROOF	10 PSF

3. WIND LOAD: PARAMETERS INCLUDE THE FOLLOWING:

ULTIMATE WIND SPEED	120 MPH
EXPOSURE	B
WPORTANCE FACTOR	1.0

4. ROOF AND FLOOR LIVE LOADS HAVE BEEN REDUCED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) 2000.
5. LOADING FOR MECHANICAL AND EQUIPMENT ROOMS ARE BASED ON THE OPERATING WEIGHT AND EQUIPMENT PADS AS INDICATED ON THE DRAWINGS. ANY CHANGES TO EQUIPMENT AND DEVICES OTHER THAN THE INFORMATION SUPPLIED TO THE ENGINEER DURING DESIGN SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR STRUCTURAL VERIFICATION.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE I AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
2. ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
3. CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
4. CHLORIDES SHALL NOT BE USED.
5. MAXIMUM AGGREGATE SIZE = 1".

CONCRETE REINFORCING STEEL

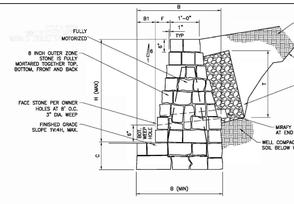
1. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 GRADE 60 AND DEFORMED PER ASTM A305. PROVIDE 36 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
2. PROVIDE THE FOLLOWING CLEAR COVER FOR CAST-IN-PLACE REINFORCEMENT:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO THE EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER, NO.5 BAR AND SMALLER	1½"
CONCRETE EXPOSED TO EARTH OR WEATHER, NO.6 THROUGH NO.18 BARS	2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND	¾"

3. PROVIDE THE FOLLOWING CLEAR COVER FOR STIRRUP REINFORCEMENT:

CONCRETE EXPOSED TO EARTH OR WEATHER, NO.11 BAR AND SMALLER	½"
CONCRETE EXPOSED TO EARTH OR WEATHER, NO.14 AND NO.18 BARS	1½"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND	½"

4. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.
5. HORIZONTAL PIPING PENETRATIONS THROUGH GRADE BEAM SHALL BE SLEEVED. GRADE BEAM REINFORCEMENT SHALL BE CONTINUOUS AT ALL PIPING PENETRATIONS. INCREASE THE GRADE BEAM DEPTH AS NECESSARY TO ALLOW THE PIPING TO PASS THROUGH THE MIDDLE THIRD OF THE GRADE BEAM DEPTH. NOTIFY THE ENGINEER WHENEVER THIS IS NOT POSSIBLE.
6. VERTICAL PIPING PENETRATIONS THROUGH GRADE BEAM IS PROHIBITED.
7. ALL REINFORCEMENT SHALL BE SUPPORTED ON ACI/CRSI BOLSTERS (800-745-3702) OR EQUAL SPACED AT 28" MAXIMUM IN ALL DIRECTIONS.



TYPICAL WALL SECTION
ROCK RETAINING WALL (1 / S12)
SCALE: NOT TO SCALE

MASONRY WALL SCHEDULE
12 FEET MAX HEIGHT

H	B	B1	C	T
2'-0"	1'-4"	0'-0"	1'-0"	1'-0"
3'-0"	1'-8"	0'-0"	1'-0"	1'-0"
4'-0"	2'-3"	0'-0"	1'-0"	1'-0"
5'-0"	2'-9"	0'-0"	1'-0"	2'-0"
6'-0"	3'-8"	0'-0"	1'-0"	3'-0"
7'-0"	4'-5"	1'-0	1'-0"	4'-0"
8'-0"	5'-4"	1'-8"	1'-0"	5'-0"
9'-0"	6'-0"	2'-3"	1'-0"	6'-0"
10'-0"	6'-8"	2'-10"	1'-0"	7'-0"
11'-0"	7'-8"	3'-4"	1'-6"	8'-0"
12'-0"	8'-3"	3'-10"	1'-6"	9'-0"

NOTE: FENCE IS OUTSIDE THE WALL

PROPOSED RETAINING WALL DETAIL

NOTE: GENERAL CONTRACTOR TO HIRE A LICENSED STRUCTURAL ENGINEER TO DESIGN PROPOSED RETAINING WALL TO MATCH EXISTING RETAINING WALL DETAILS AND SPECIFICATIONS.

PROPOSED RIGID PAVEMENT

PAVEMENT THICKNESS	LEGEND	SUBGRADE	PROP.REINFORCEMENT	PROP.USE
4" THICK CONC. PAVEMENT 3,000 P.S.I. (5.5 SACK)		6" THICK STABILIZED SUBGRADE	NO. 3 REBAR @ 18" O.C. EACH WAY	SIDEWALK
6" THICK CONC. PAVEMENT 3,600 P.S.I. (6.0 SACK MACHINE PLACE) (6.5 SACK HAND PLACED)		6" THICK STABILIZED SUBGRADE	NO. 3 REBAR @ 18" O.C. EACH WAY	PARKING AREA & FIRE LANE

AS-BUILT (RECORD DRAWING)

AS-BUILT RECORD DRAWINGS

TO THE BEST OF OUR KNOWLEDGE TRIANGLE ENGINEERING LLC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

BY: _____ P.E. DATE: 05/30/2023
KARTAVYA S. PATEL, P.E. No. 97534

NO.	DATE	DESCRIPTION	BY
1	05/30/2023	AS-BUILT RECORD DRAWINGS	KP

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
05/30/2023

PAVING PLAN
OFFICE BUILDING
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013

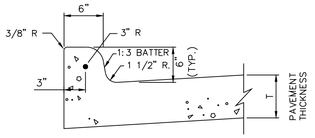
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/12/2021	SEE SCALE BAR	028-16	7

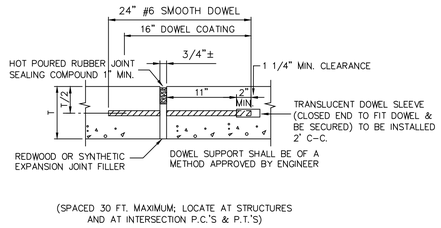
TX PE FIRM #11525

OFFICE SITE DEVELOPMENT

2.938 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK A NORTH LAKE SHORE DAYCARE
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

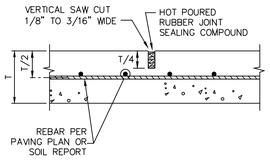


1 / 7.1 TYP. CURB DETAIL
N.T.S.

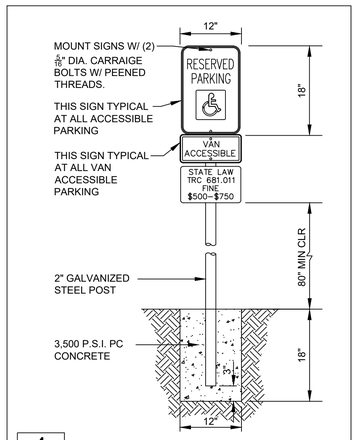


(SPACED 30 FT. MAXIMUM; LOCATE AT STRUCTURES AND AT INTERSECTION P.C.'S & P.T.'S)

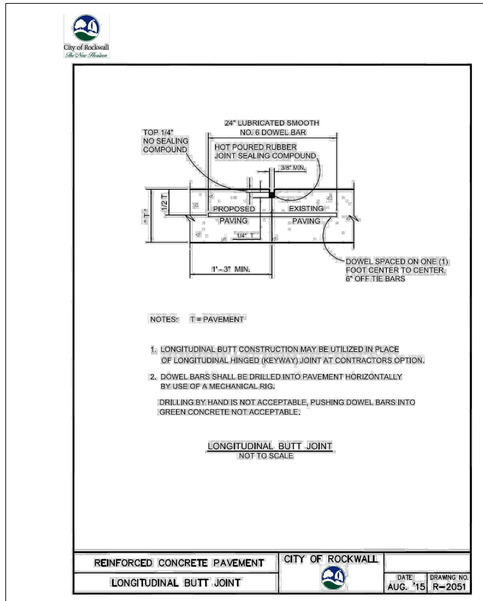
2 / 7.1 TYP. EXPANSION JOINT DETAIL
N.T.S.



3 / 7.1 TYPICAL SAW CUT DETAIL
N.T.S.



4 / 7.1 ACCESSIBLE PARKING SIGN DETAIL



5 / 7.1 LONGITUDINAL BUTT JOINT
N.T.S.

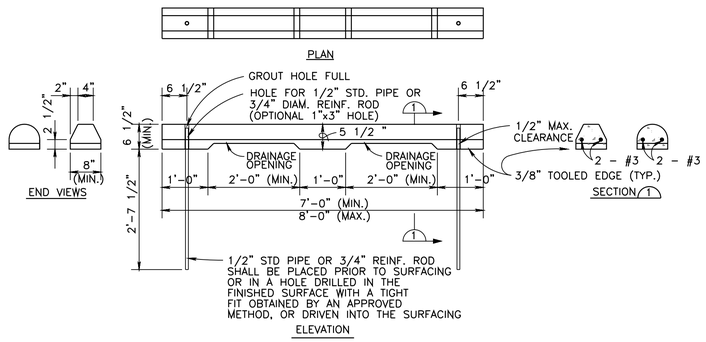
ALL CONCRETE STRUCTURES SHALL BE CLASS F (4200psi, MIN. 7.0 SACK CEMENT). NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES. NO EARTH WALL FORMS, DOUBLE WALL FORMS TO BE USED.

INLET SIZE	T	W
2' SQUARE	7"	2'-0"
4' SQUARE	7"	4'-0"
5' SQUARE	8"	5'-0"
6' SQUARE	9"	6'-0"

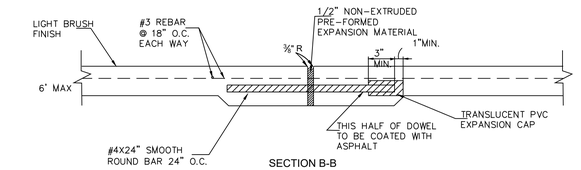
NOTES:

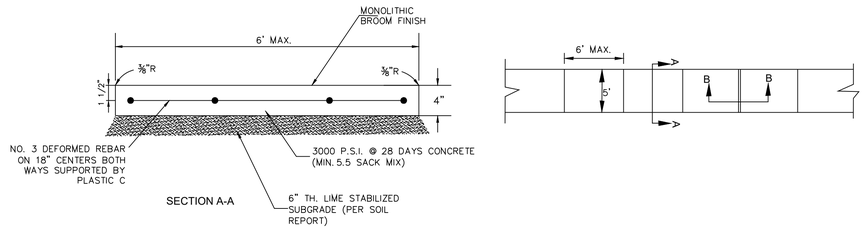
1. MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF NCTCOG STANDARD SPECIFICATIONS FOR STANDARD CONCRETE MANHOLES, MINIMUM CLASS "A" CONCRETE.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACES SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. FOR DETAILS OF REINFORCING OF LOWER PORTIONS OF INLET SEE APPROPRIATE SQUARE MANHOLE DETAILS.
4. DEPTH OF DROP INLET FROM FINISHED GRADE TO FLOW LINE OF INLET IS VARIABLE. APPROXIMATE DEPTH WILL BE SHOWN ON PLANS AT LOCATION OF INLET.
5. ALL STANDARD DROP INLETS SHALL HAVE ONE OPENING ON EACH SIDE UNLESS OTHERWISE SHOWN ON PLANS.
6. DECK MAY BE REINFORCED SAME AS 4' SQUARE MANHOLE.

DROP INLET 2', 4', 5' OR 6' SQUARE	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 702
		DATE Mar. 2018 / STANDARD DRAWING NO. R-6040



6 / 7.1 WHEEL STOP DETAIL





7 / 7.1 SIDEWALK DETAILS
N.T.S.

AS-BUILT (RECORD DRAWING)

AS-BUILT RECORD DRAWINGS

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KARTAVYA S. PATEL, P.E. No. 97534

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PAVING DETAILS
OFFICE BUILDING
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
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Planning | Civil Engineering | Construction Management

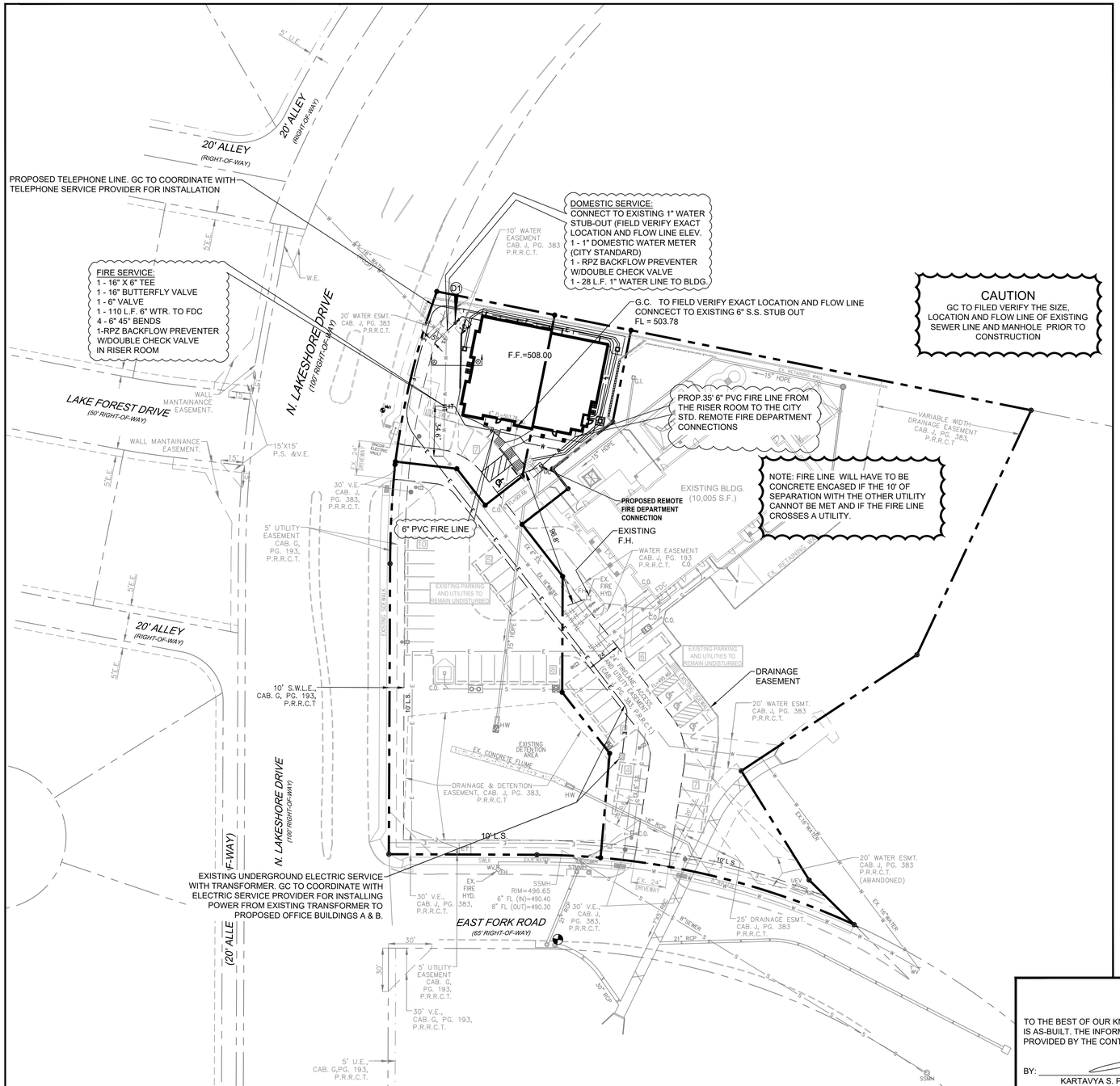
DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/12/2021	SEE SCALE BAR	028-16	7.1

TX PE FIRM #11525

OFFICE SITE DEVELOPMENT

2.938 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK A NORTH LAKE SHORE DAYCARE
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

0 40 80
SCALE: 1" = 40'



LEGEND

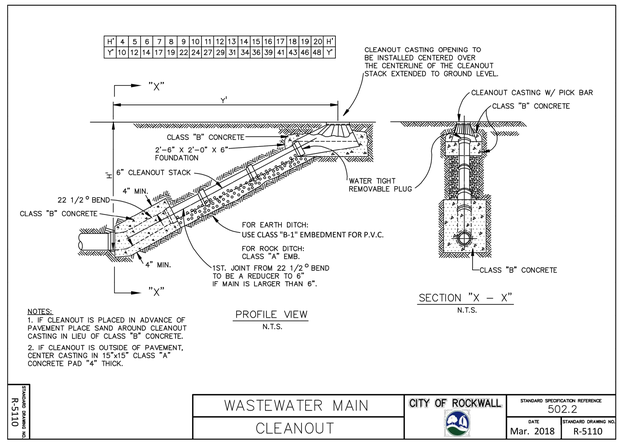
PUBLIC UTILITY EASEMENT	P.U.E.
SANITARY SEWER EASEMNET	S.E.
DRAINAGE & DETENTION EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL TRANSFORMER	ET
FH	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
GAS MARKER	GMA

NOTE:

1. FIELD VERIFY LOCATION OF EXISTING GAS, TELEPHONE AND ELECTRICAL LINES. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH SERVICE PROVIDER.
2. CONTRACTOR SHALL REPLACE ANY DAMAGED STREET PAVEMENT, CURB, SIDEWALK AND ANY ABOVEGROUND OR UNDERGROUND UTILITIES FOR UTILITY INSTALLATION.

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
D1	DOM.	1"	1	6"



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

PROFILE VIEW
N.T.S.

SECTION "X – X"
N.T.S.

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

NOTE:

ALL SANITARY SEWER ON SITE IS PRIVATE

GC TO FIELD VERIFY EXISTING IRRIGATION SYSTEM AND MODIFY TO CONNECT PROPOSED IRRIGATION SYSTEM FOR LOT 2 AND LOT 4

AS-BUILT (RECORD DRAWING)

AS-BUILT RECORD DRAWINGS

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STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
05/30/2023

UTILITY PLAN

OFFICE BUILDING

NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271I F: 469.359.6709 I E: kpatel@triangle-engr.com
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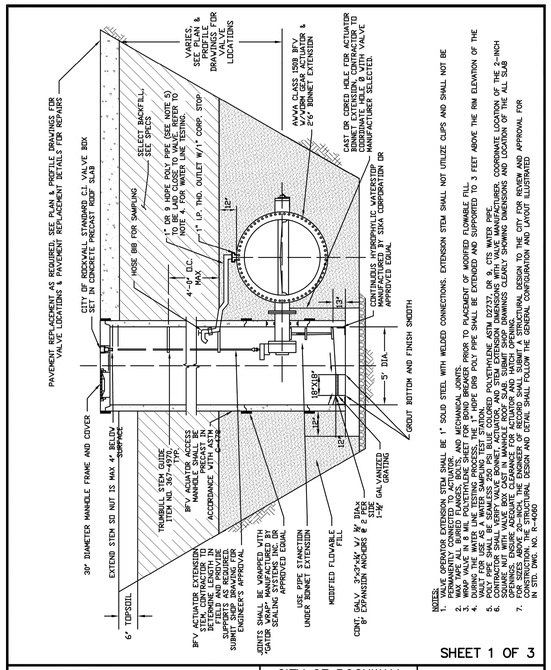
DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/12/2021	SEE SCALE BAR	028-16	8

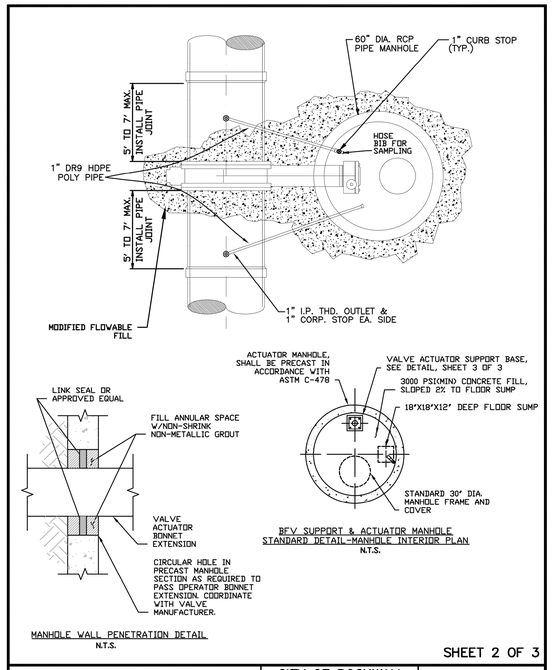
TX PE FIRM #11525



NOTES:
1. VALVE OPERATOR EXTENSION STEM SHALL BE 1" SOLID STEEL WITH WELDED CONNECTIONS. EXTENSION STEM SHALL NOT UTILIZE CLIPS AND SHALL NOT BE DISCONNECTABLE. STEM SHALL BE SUPPORTED AT BONNET AND COUPLER PRIOR TO PLACEMENT OF MODIFIED FLOWABLE FILL.
2. WAX TAPE ALL BURIED FLANGES, BOLTS, AND MECHANICAL JOINTS.
3. ALL BURIED PIPE, FITTINGS, AND VALVES SHALL BE CLEANED AND DISINFECTED PRIOR TO PLACEMENT OF MODIFIED FILL.
4. DURING THE WATER LINE TESTING PROCESS, THE 1" HDPE DR9 PC63 PIPE SHALL BE EXTENDED AND SUPPORTED TO 3 FEET ABOVE THE RIM ELEVATION OF THE MANHOLE AND SHALL BE INCLUDED IN THE 200 PSI TEST STOPPED.
5. POLY PIPE SIZE & WATER SAMPLING TEST STOPPED POLYETHYLENE ASTM D2737, DR 9, CTS WATER PIPE.
6. CONTRACTOR SHALL VERIFY VALVE BONNET, ACTUATOR, AND STEM EXTENSION DIMENSIONS WITH VALVE MANUFACTURER. COORDINATE LOCATION OF THE 2-INCH DIAMETER HOLE IN THE PRECAST MANHOLE SECTION WITH THE VALVE MANUFACTURER. CONTRACTOR SHALL INSTALL ALL MANHOLE OPENINGS, ENSURE ADEQUATE CLEARANCE FOR ACTUATOR AND HATCH OPENING.
7. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR STRUCTURAL DESIGN TO THE CITY FOR REVIEW AND APPROVAL FOR CONSTRUCTION. THE STRUCTURAL DESIGN AND DETAIL SHALL FOLLOW THE GENERAL CONFIGURATION AND LAYOUT ILLUSTRATED IN STD. DWG. NO. R-4060

SHEET 1 OF 3

16" THRU 21"	CITY OF ROCKWALL		
HORIZONTAL BUTTERFLY VALVES		DATE AUG '19	DRAWING NO. R-4060

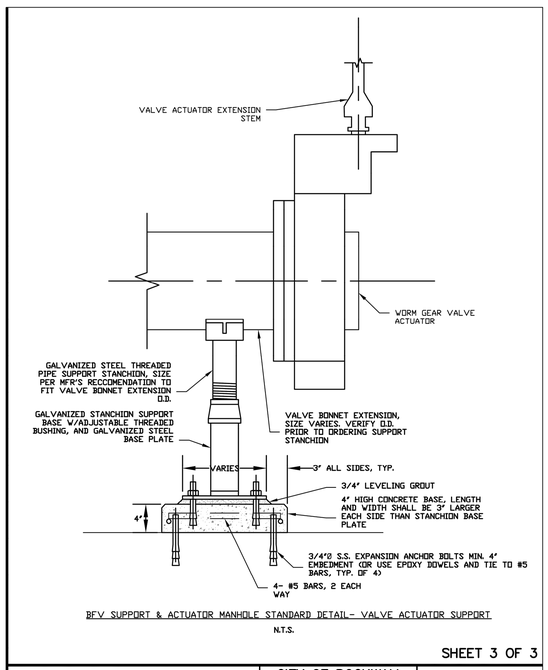


MANHOLE WALL PENETRATION DETAIL
N.T.S.

BFV SUPPORT & ACTUATOR MANHOLE STANDARD DETAIL-MANHOLE INTERIOR PLAN
N.T.S.

SHEET 2 OF 3

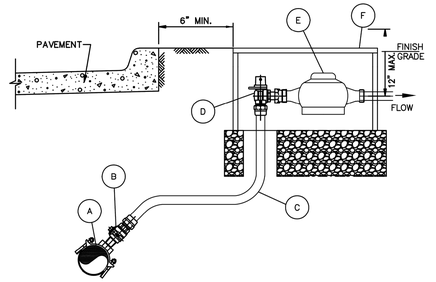
16" THRU 21"	CITY OF ROCKWALL		
HORIZONTAL BUTTERFLY VALVES		DATE AUG '19	DRAWING NO. R-4060



BFV SUPPORT & ACTUATOR MANHOLE STANDARD DETAIL- VALVE ACTUATOR SUPPORT
N.T.S.

SHEET 3 OF 3

16" THRU 21"	CITY OF ROCKWALL		
HORIZONTAL BUTTERFLY VALVES		DATE AUG '19	DRAWING NO. R-4060



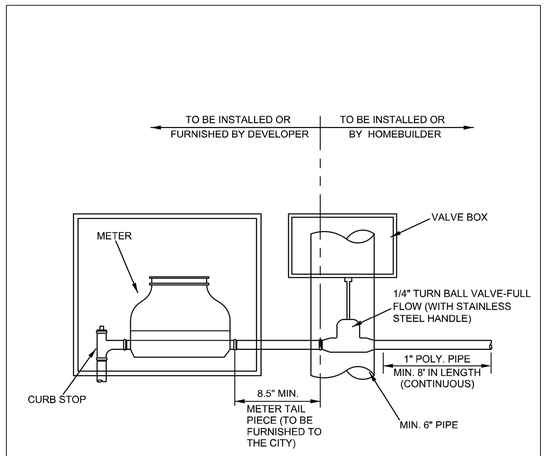
NOTES:

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

MATERIAL LIST:

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

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

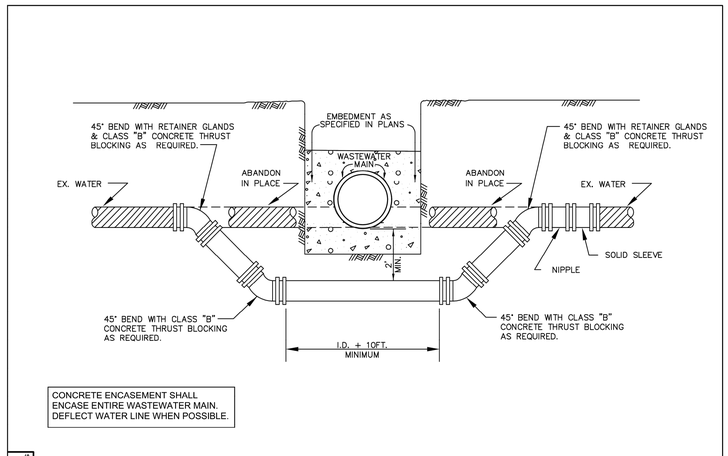


NOTE:

VALVE BOX TO BE TRAFFIC RATED IF UNDER PAVING.

SINGLE SERVICE METER TAIL CONNECTION
NOT TO SCALE

WATER METER DETAIL	CITY OF ROCKWALL		
SINGLE SERVICE		DATE AUG. '15	DRAWING NO. R-4145



CONCRETE ENCASEMENT SHALL ENCASE ENTIRE WASTEWATER MAIN. DEFLECT WATER LINE WHEN POSSIBLE.

STANDARD DRAWING NO. R-4200	WATER MAIN LOWERING BELOW WASTEWATER MAIN	CITY OF ROCKWALL	STANDARD SPECIFICATION REFERENCE 506.6	
			DATE Mar. 2018	STANDARD DRAWING NO. R-4200

AS-BUILT (RECORD DRAWING)

AS-BUILT RECORD DRAWINGS

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KARTAVYA S. PATEL, P.E. No. 97534

NO.	DATE	DESCRIPTION	BY
1	05/30/2023	AS-BUILT RECORD DRAWINGS	KP

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED
PROFESSIONAL ENGINEER
05/30/2023

UTILITY DETAILS
OFFICE BUILDING
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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KP	DS	08/12/2021	SEE SCALE BAR	028-16	8.1

TX PE FIRM #11525

OFFICE SITE DEVELOPMENT

2.938 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK A NORTH LAKE SHORE DAYCARE
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

0 40 80
SCALE: 1" = 40'

EROSION & SEDIMENT CONTROLS

1. SOIL STABILIZATION PRACTICES:

(Select T = Temporary or P = Permanent, as applicable)

T	TEMPORARY SEEDING	____	PRESERVATION OF NATURAL RESOURCES
____	MULCHING (Hay or Straw)	____	FLEXIBLE CHANNEL LINER
____	BUFFER ZONES	____	RIGID CHANNEL LINER
P	PLANTING	____	SOIL RETENTION BLANKET
____	SEEDING	____	COMPOST MANUFACTURED TOPSOIL
P	SODDING	____	EROSION CONTROL BLANKET

2. STRUCTURAL PRACTICES:

(Select T = Temporary or P = Permanent, as applicable)

T	SILT FENCES	____	DIVERSION, INTERCEPTOR, OR PERIMETER DIKES
____	HAY BALES	____	DIVERSION, INTERCEPTOR, OR PERIMETER SWALES
____	ROCK FILTER DAMS	____	DIVERSION DIKE AND SWALE COMBINATIONS
____	PIPE SLOPE DRAINS	____	ROCK BEDDING AT CONSTRUCTION EXIT
____	PAVED FLUMES	____	TIMBER MATTING AT CONSTRUCTION EXIT
____	CHANNEL LINERS	____	STONE OUTLET STRUCTURES
____	SEDIMENT TRAPS	____	VELOCITY CONTROL DEVICES
____	SEDIMENT BASINS	P	CURBS AND GUTTERS
P	STORM SEWERS	____	STORM INLET SEDIMENT TRAP
T	INLET PROTECTION	T	CONSTRUCTION ENTRANCE

SITE EROSION CONTROL SUMMARY

PROJECT NAME & LOCATION: DUNKIN ACADEMY
NEC OF N. LAKESHORE DRIVE @ EAST FORK ROAD
ROCKWALL, TEXAS

OWNER NAME & ADDRESS: DUNKIN ACADEMY ROCKWALL LLC
320 N. TOWN EAST BLVD
SUNNYVALE, TEXAS 75013

PROJECT DESCRIPTION: SITE GRADING OF 1.13 +/- ACRES OUT OF CONSTRUCTION OF PARKING LOT, UNDERGROUND AND ABOVE GROUND UTILITIES, & PROPOSED 5,989 SF+/- BUILDING.

SEQUENCE OF MAJOR ACTIVITIES: THE CONTRACTOR WILL SCHEDULE THE PROJECT IN A SERIES OF PHASES. IN GENERAL, THE SEQUENCE OF THESE PHASES WILL CONSIST OF 1. INSTALL EROSION CONTROL BMP 2. EARTHWORK 3. UTILITIES 4. SITE GRADING 5. TEMPORARY/PERMENENT DRIVEWAY, PARKING LOT 6. BUILDING FOUNDATION PAD 7. VERTICAL BUILDING CONSTRUCTION 8. FINALIZE UTILITIES 9. REMOVAL OF EXISTING EROSION CONTROL BMP & INSTALLATION OF PERMANENT EROSION CONTROL BMP.

SOIL DISTURBING ACTIVITIES: SOIL DISTURBING ACTIVITIES WILL INCLUDE CLEARING & GRUBBING, GRADING, TRENCHING IN PREPARATION FOR INSTALLING UTILITIES, BUILDING PAD, PARKING LOT, EROSION & SEDIMENTATION CONTROLS AND TOPSOIL WORK FOR FINAL PLANTING AND SEEDING.

PRE-DEVELOPMENT RUNOFF COEFFICIENT: 0.30

POST-DEVELOPMENT RUNOFF COEFFICIENT: 0.90

TOTAL PROJECT AREA: 1.13 ACRES

TOTAL AREA TO BE DISTURBED: 0.264 ACRES

ESTIMATED PROJECT START DATE: 9/15/2021

ESTIMATED PROJECT END DATE: 9/15/2022

EROSION CONTROL NOTES:

1. EVERY SOIL DISTURBING ACTIVITY SHALL HAVE AN ACCOMPANYING EROSION CONTROL PLAN (ECP), AND EITHER CONSTRUCTION SITE NOTICE (CSN) FOR THOSE ACTIVITIES DISTURBING MORE THAN 1 BUT LESS THAN 5 ACRES, OR NOTICE OF INTENT (NOI) FOR THOSE ACTIVITIES DISTURBING 5 OR MORE ACRES INCLUDING THOSE ACTIVITIES LESS THAN 5 ACRES, BUT A PART OF A COMMON PLAN OF DEVELOPMENT TOTALING 5 OR MORE ACRES. A COPY OF THE APPROPRIATE CSN OR NOI SHALL BE PROVIDED TO THE CITY OF ROCKWALL PRIOR TO ISSUANCE OF A GRADING PERMIT. THE ECP SHALL BE PROVIDED TO CITY OF ROCKWALL'S EROSION CONTROL OFFICER (ECO) PRIOR TO GRADING.
2. THE CSN OR NOI SHALL BE POSTED IN A LOCATION VIEWABLE TO THE PUBLIC UNTIL CONSTRUCTION IS COMPLETE AND NOTICE OF TERMINATION (NOT) SUBMITTED. THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) SHALL BE READILY AVAILABLE FOR REVIEW BY FEDERAL, STATE, OR LOCAL OFFICIALS.
3. NO SOIL DISTURBING ACTIVITIES WILL OCCUR PRIOR TO THE SWP3, ECP, AND ASSOCIATED BEST MANAGEMENT PRACTICES (BMP) BEING FULLY IMPLEMENTED, AND THEN INSPECTED BY CITY OF ROCKWALL'S ECO.
4. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF ROCKWALL'S STORM WATER ORDINANCE, THE TPDES GENERAL CONSTRUCTION PERMIT TXR150000 AND ANY OTHER STATE AND/OR LOCAL REGULATIONS.
5. THE SITE SHALL BE REVIEWED BY THE OPERATOR OR HIS REPRESENTATIVE WEEKLY, AND AFTER ANY MAJOR STORM. ADJUSTMENTS/REPAIRS TO THE EROSION CONTROL MEASURES WILL BE MADE AS NEEDED. THE CONTRACTOR SHALL NOTIFY CITY OF ROCKWALL ECO OF ADJUSTMENTS/REPAIRS SUCH THAT THE ADJUSTMENTS/REPAIRS MAY BE INSPECTED AND APPROVED BY THE ECO.
6. CONTRACTOR SHALL VEGETATE ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF GRADING ACTIVITIES. FINAL ACCEPTANCE OF A SITE SHALL BE CONTINGENT UPON VEGETATION BEING ESTABLISHED IN ALL DISTURBED AREAS, AND PROPER NOT SUBMITTED TO THE STATE. A COPY OF THE NOT SHALL BE PROVIDED TO THE CITY OF ROCKWALL.
7. ALL NON-IMPERVIOUS AREAS AFTER CONSTRUCTION SHALL BE COVERED WITH SOD OR LANDSCAPED IN ACCORDANCE WITH THE LANDSCAPE DRAWINGS. ALL OTHER REMAINING AREAS SHALL BE HYDROMULCHED OR COVERED WITH CURLEX BLANKET (WHERE SHOWN OR PROVIDE MAP SHOWING) AND MAINTAINED UNTIL ESTABLISHED.
8. TEMPORARY STONE STABILIZED CONSTRUCTION ENTRANCE SHALL HAVE THE FOLLOWING MINIMUM DIMENSIONS: 24' WIDE X 50' LONG X 12" DEEP. (4"-8" OPEN GRADED ROCK). PLACE FILTER FABRIC UNDER STONE . NO CRUSHED OR RECYCLED CONCRETE ALLOWED.
9. THE STABILIZED CONSTRUCTION ENTRANCE IS TO BE USED AS A VEHICLE WASH DOWN AREA FOR DEBRIS AND SOIL REMOVAL PRIOR TO EXITING THE SITE. THIS STABILIZED ENTRANCE SHALL BE TOP DRESSED WITH ADDITIONAL STONE AS NECESSARY. LOCATION OF STABILIZED ENTRANCE MAY BE MODIFIED IF APPROVED BY THE CITY OF ROCKWALL AND THE DESIGN ENGINEER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE, AS THE ENTITY EXERCISING OPERATIONAL CONTROL, FOR ALL PERMITTING AS REQUIRED BY THE EPA/TCEQ. THIS INCLUDES, BUT IS NOT LIMITED TO, PREPARATION OF NOI AND NOT PAYMENT OF ALL ASSOCIATED FEES.
11. 75% TO 80% OF ALL DISTURBED AREA TO HAVE 1" STAND OF GRASS (NOT WEEDS) PRIOR TO CITY'S ACCEPTANCE.
12. ALL CITY RIGHT-OF-WAY TO BE SODDED PRIOR TO CITY'S ACCEPTANCE.

LEGEND

x x SILT FENCE

INLET PROTECTION.

AS-BUILT (RECORD DRAWING)

AS-BUILT RECORD DRAWINGS

TO THE BEST OF OUR KNOWLEDGE TRIANGLE ENGINEERING LLC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

BY: _____ P.E. DATE: 05/30/2023
KARTAVYA S. PATEL, P.E. No. 97534

NO.	DATE	DESCRIPTION	BY
1	05/30/2023	AS-BUILT RECORD DRAWINGS	KP

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED
PROFESSIONAL ENGINEER
05/30/2023

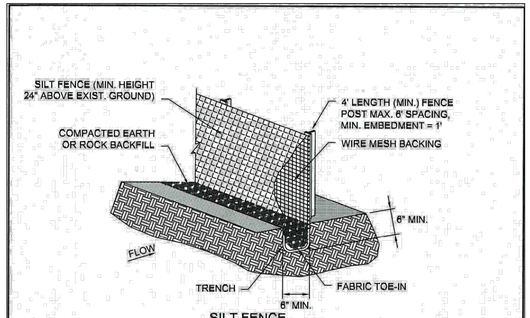
EROSION CONTROL PLAN
OFFICE BUILDING
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013

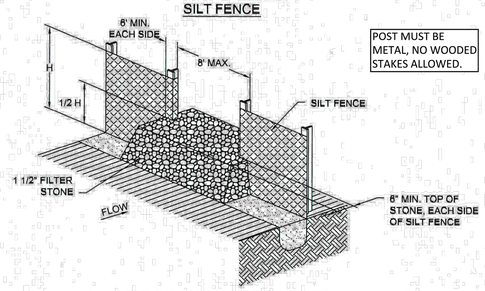
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/12/2021	SEE SCALE BAR	028-16	9

TX PE FIRM #11525



SILT FENCE



POST MUST BE METAL, NO WOODED STAKES ALLOWED.

STONE OVERFLOW STRUCTURE

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

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

SILT FENCE GENERAL NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.

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

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

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

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

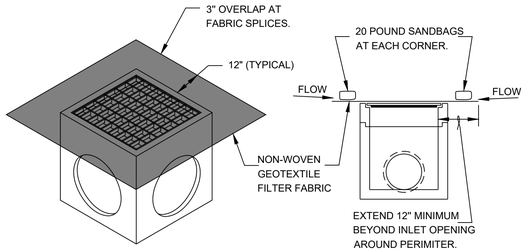
6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

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

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

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



NOTES:

1. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
2. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
3. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

4 / 9.1 AREA/GRATE INLET PROTECTION DETAILS

N.T.S.

AS-BUILT (RECORD DRAWING)

AS-BUILT RECORD DRAWINGS

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STATE OF TEXAS · KARTAVYA S. PATEL · 97534 · LICENSED PROFESSIONAL ENGINEER

05/30/2023

EROSION CONTROL DETAILS

OFFICE BUILDING

NEC OF N. LAKESHORE DRIVE & E. FORK ROAD

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

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