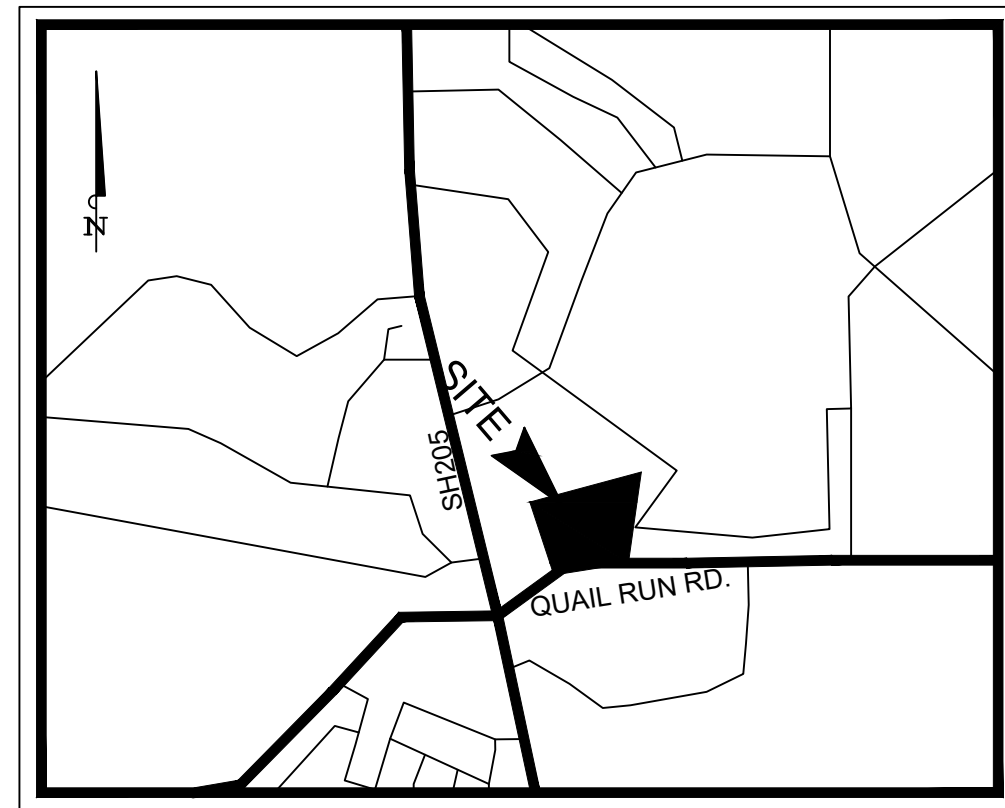


CIVIL PLANS

# DUWEST ROCKWALL

SH 205 & QUAIL RD  
ROCKWALL, TX  
(8.62 ACRES)

PLAN SUBMITTAL LOG	
DESCRIPTION	SUBMITTAL DATE
CIVIL PLANS	05/11/2022
CIVIL PLANS	06/29/2022
CIVIL PLANS	07/11/2022
CIVIL PLANS	08/15/2022
CIVIL PLANS	09/26/2022
CIVIL PLANS	10/19/2022
CIVIL PLANS	10/26/2022
CIVIL PLANS	6/25/25
CIVIL PLANS	11/10/23
CIVIL PLANS	2/5/24
ISSUE FOR CONSTRUCTION	4/10/24
ASBUILTS	6/25/2025

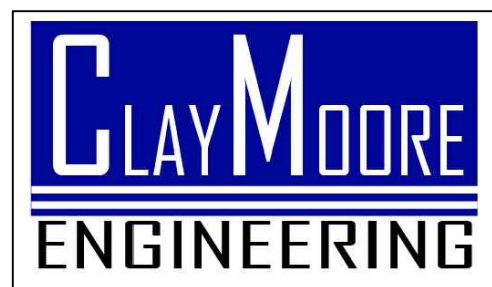


VICINITY MAP  
NTS

SHEET LIST TABLE		
SHEET NUMBER	SHEET TITLE	REVISION DATE
C-0	COVER	6/25/25
	SURVEY	6/25/25
	PLAT	6/25/25
SP-1	SITE PLAN (1 of 2)	6/25/25
SP-1	SITE PLAN (2 of 2)	6/25/25
C-1	CITY GENERAL NOTES	6/25/25
C-2	CITY GENERAL NOTES	6/25/25
C-3	GENERAL NOTES	6/25/25
C-4	EROSION CONTROL PLAN	6/25/25
C-5	EROSION CONTROL DETAILS	6/25/25
C-6	DIMENSIONAL CONTROL AND PAVING PLAN (1 OF 2)	6/25/25
C-7	DIMENSIONAL CONTROL AND PAVING PLAN (2 OF 2)	6/25/25
C-8	GRADING PLAN	6/25/25
C-9	EXISTING DRAINAGE AREA MAP	6/25/25
C-10	PROPOSED DRAINAGE AREA MAP	6/25/25
C-12	STORM DRAIN PLAN	6/25/25
C-13	STORM DRAIN PROFILE	6/25/25
C-14	STORM DRAIN PROFILE	6/25/25
C-15	STORM DRAIN PROFILE	6/25/25
C-16	STORM DRAIN CALCULATIONS	6/25/25
C-17	WATER PLAN	6/25/25
C-18	SEWER PLAN	6/25/25
C-19	UTILITY PROFILE ( 1 OF 3)	6/25/25
C-20	UTILITY PROFILE ( 2 OF 3)	6/25/25
C-21	UTILITY PROFILE ( 3 OF 3)	6/25/25
C-22	PRIVATE CONSTRUCTION DETAILS	6/25/25
C-23	PRIVATE CONSTRUCTION DETAILS	6/25/25
C-24	CITY CONSTRUCTION DETAILS	6/25/25
C-25	CITY CONSTRUCTION DETAILS	6/25/25
C-26	CITY CONSTRUCTION DETAILS	6/25/25
C-27	TXDOT CONSTRUCTION DETAILS	6/25/25
LP-1	LANDSCAPE PLANTING	6/25/25
LP-2	LANDSCAPE DETAILS AND SPECIFICATIONS	6/25/25
LP-3	LANDSCAPE DETAILS AND SPECIFICATIONS	6/25/25
TD-1	TREESCAPE PLAN	6/25/25
TD-2	TREESCAPE PLAN EXISTING TREE INVENTORY	6/25/25
TD-3	TREESCAPE PLAN DETAILS AND SPECIFICATIONS	6/25/25

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

ENGINEER



TEXAS REGISTRATION #14199  
1903 CENTRAL DR  
SUITE 406  
BEDFORD, TX 76021  
PH. 817.281.0572  
FAX 817.281.0574  
CONTACT: DREW DONOSKY, PE

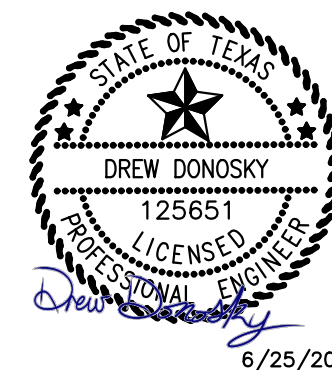
SURVEYOR

EAGLE SURVEYING  
210 SOUTH ELM ST.  
SUITE #104  
DENTON, TX 76201  
PH: (940) 222.3009  
CONTACT: TYLER RANK

OWNER

DUWEST REALTY  
4403 N. CENTRAL EXP WAY.  
SUITE #200  
DALLAS, TX 75025  
PH: (214) 918.1804  
CONTACT: BOWEN HENDRIX

JUNE 2025



RECORD DRAWINGS

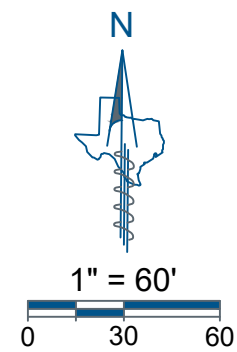
This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.

By: Drew Donosky Date: 06/25/2025

STOP!  
CALL BEFORE YOU DIG

DIG TESS  
1-800-DIG-TESS  
(@ least 72 hours prior to digging)





LEGAL DESCRIPTION

Being a 8.62 acre tract or parcel of land situated in the Samuel King Survey, Abstract Number 131 in the City of Rockwall, Rockwall County, Texas and being a portion of a called 33.161 acre tract of land described as Phase 2C in the deed to Stone Creek SF, LTD., recorded in Volume 5011, Page 9 of the Deed Records of Rockwall County, Texas and a portion of a called 266.364 acre tract of land described in the deed to Stone Creek Balance, LTD., recorded in Volume 5010, Page 267 of the Deed Records of Rockwall County, Texas.

SURVEYOR NOTES

1. This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
2. Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12A).
3. The approximate location of any Underground Utilities shown on this survey was derived from above ground observation and Utility markings. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
4. This document represents an accurate on the ground survey of a tract of land on State Highway 205 and E. Quail Run Road in the City of Rockwall, Rockwall County, Texas, on January 18th, 2022.

FLOOD NOTE

This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397CD030L, as affected by Letter of Map Revision with Case Number 14-06-0263P, Issued April 18, 2014, and effective August 29, 2014 for the City of Rockwall, Rockwall County, Texas, Community Number 480547. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.

TREE TABLE		
TAG	COMMON NAME	DBH (INCHES)
5089	BOIS D'ARC	23
5090	BOIS D'ARC	30
5091	PECAN	12
5092	ELM	10
5093	ELM	7
5094	HACKBERRY	8
5095	HACKBERRY	9
5096	ELM	6
5097	ELM	12
5098	HACKBERRY	11
5099	BOIS D'ARC	26
5100	CEDAR	9
5101	WILLOW	13
5102	HACKBERRY	13
5103	HACKBERRY	10
5104	HACKBERRY	6
5105	HACKBERRY	12
5106	HACKBERRY	9
5107	BOIS D'ARC	30
5108	HACKBERRY	19
5109	HACKBERRY	10
5110	ELM	8
5111	ELM	7
5112	HACKBERRY	13
5113	HACKBERRY	6
5114	HACKBERRY	9
5115	HERCULES CLUB	6
5116	HACKBERRY	8
5117	BOIS D'ARC	36
5118	LOCUST	12
5119	HACKBERRY	12
5120	BOIS D'ARC	18
5121	HACKBERRY	14
5122	HACKBERRY	8
5123	HACKBERRY	6
5124	BOIS D'ARC	18
5125	HACKBERRY	10
5126	HACKBERRY	10
5127	HACKBERRY	10
5128	HACKBERRY	6
5129	HACKBERRY	12
5130	HACKBERRY	6
5131	HACKBERRY	14
5132	HACKBERRY	12
5133	HACKBERRY	8
5134	CEDAR	12
5135	CEDAR	12
5136	HACKBERRY	17
5137	BOIS D'ARC	26
5138	HACKBERRY	14
5139	BOIS D'ARC	20
5140	CEDAR	14
5141	BOIS D'ARC	38
5142	HACKBERRY	18
5143	BOIS D'ARC	14
5144	HACKBERRY	19
5145	BOIS D'ARC	12
5146	CEDAR	7
5147	BOIS D'ARC	10
5148	HACKBERRY	10
5149	BOIS D'ARC	10
5150	HACKBERRY	7
5151	ELM	29
5152	HACKBERRY	7
5153	CEDAR	6
5154	BOIS D'ARC	34
5155	BOIS D'ARC	36
5156	CEDAR	10
5157	HACKBERRY	20
5158	BOIS D'ARC	8
5159	HACKBERRY	13
5160	HACKBERRY	16
5161	HACKBERRY	12
5162	CEDAR	8
5163	HERCULES CLUB	8
5164	CEDAR	10
5165	CEDAR	8
5166	CEDAR	10
5167	CEDAR	12
5168	BOIS D'ARC	39
5169	CEDAR	9
5170	CEDAR	10
5171	BOIS D'ARC	40
5172	CEDAR	12
5173	CEDAR	7
5174	BOIS D'ARC	31
5175	CEDAR	8

TREE TABLE		
TAG	COMMON NAME	DBH (INCHES)
5176	HACKBERRY	8
5177	CEDAR	9
5178	BOIS D'ARC	21
5179	HACKBERRY	8
5180	HACKBERRY	8
5181	CEDAR	10
5182	BOIS D'ARC	14
5183	CEDAR	6
5184	BOIS D'ARC	26
5185	HACKBERRY	10
5186	BOIS D'ARC	10
5187	HACKBERRY	9
5188	BOIS D'ARC	10
5189	BOIS D'ARC	14
5190	HACKBERRY	16
5191	ELM	6
5192	ELM	8
5193	ELM	6
5194	BOIS D'ARC	20
5195	BOIS D'ARC	11
5196	HERCULES CLUB	13
5197	BOIS D'ARC	33
5198	HACKBERRY	8
5199	HACKBERRY	6
5200	ELM	28
5201	CEDAR	12
5202	CEDAR	10
5203	ELM	25
5204	WILLOW	30
5205	WILLOW	13
5207	WILLOW	12
5208	WILLOW	16
5209	BOIS D'ARC	25
5210	HACKBERRY	20
5211	HERCULES CLUB	10
5212	HACKBERRY	10
5213	BOIS D'ARC	28
5214	HACKBERRY	10
5215	HACKBERRY	10
5216	HACKBERRY	10
5217	HERCULES CLUB	8
5218	HERCULES CLUB	8
5219	HACKBERRY	12
5220	HACKBERRY	14
5221	BOIS D'ARC	24
5222	BOIS D'ARC	30
5223	BOIS D'ARC	38
5224	BOIS D'ARC	39
5225	BOIS D'ARC	26
5226	HACKBERRY	6
5227	BOIS D'ARC	6
5228	BOIS D'ARC	36
5229	PECAN	35
5230	PECAN	30
5231	PECAN	18
5232	PECAN	21
5233	PECAN	22
5234	PECAN	25
5235	PECAN	20
5236	PECAN	25
5237	PECAN	19
5238	PECAN	31
5239	PECAN	29
5240	PECAN	33
5241	PECAN	34
5242	CEDAR	12
5243	PECAN	21
5244	PECAN	23
5245	ELM	9
5246	PECAN	55
5247	PECAN	21
5248	PECAN	18
5249	PECAN	18
5250	PECAN	33
5251	PECAN	22
5252	PECAN	19
5253	PECAN	34
5254	PECAN	28
5255	CEDAR	10
5256	PECAN	11
5257	PECAN	20
5258	PECAN	30
5259	PECAN	25
5260	PECAN	15
5261	PECAN	22
5262	PECAN	30
5263	PECAN	20

LEGEND

Temporary Benchmark

Tree Trunk

Tree Canopy

CAB

VOL

PG

D.R.R.C.T.

P.R.R.C.T.

Electric Junction Box

Guy Wire

Power Pole

Light Pole

Electric Utility Mark

Gas Meter

Gas Utility Sign

Gas Utility Mark

Gas Valve

Sanitary Manhole

Storm Drain Manhole

Telecommunications Pole

Telecommunications Vault

Fiber Optic Utility Mark

Water Vault

Water Meter

Water Valve

Ingration Control Valve

Fire Hydrant

Water Utility Sign

Mail Box

Buried Cable Sign

Building

Concrete

Chain Link Fence

Iron Fence

Guard Rail

Overhead Utilities

Edge of Asphalt

Survey Abund Line

Storm Drain Line

TOPOGRAPHIC  
EXHIBIT

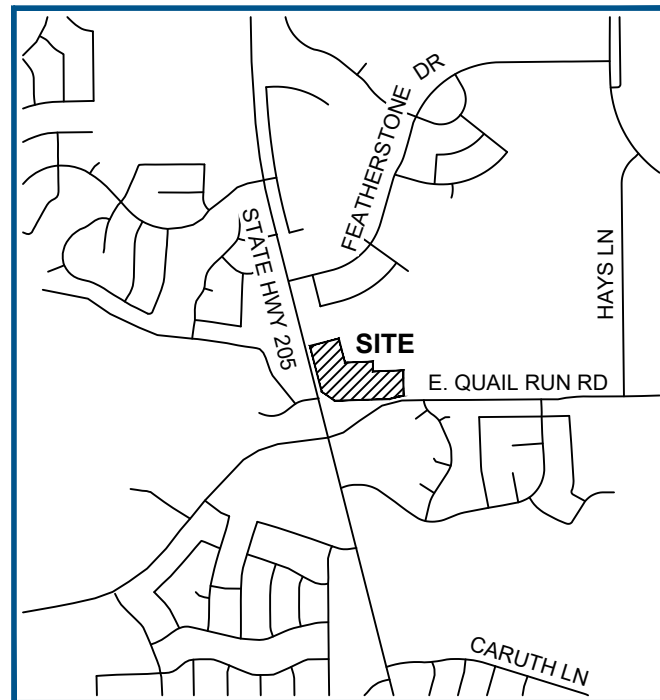
JOB NUMBER  
2201.023  
DATE  
02/03/2022  
UPDATE  
2/17/2022  
DRAWN BY  
CHM / CF



Eagle Surveying, LLC  
210 South Elm Street  
Suite: 104  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177

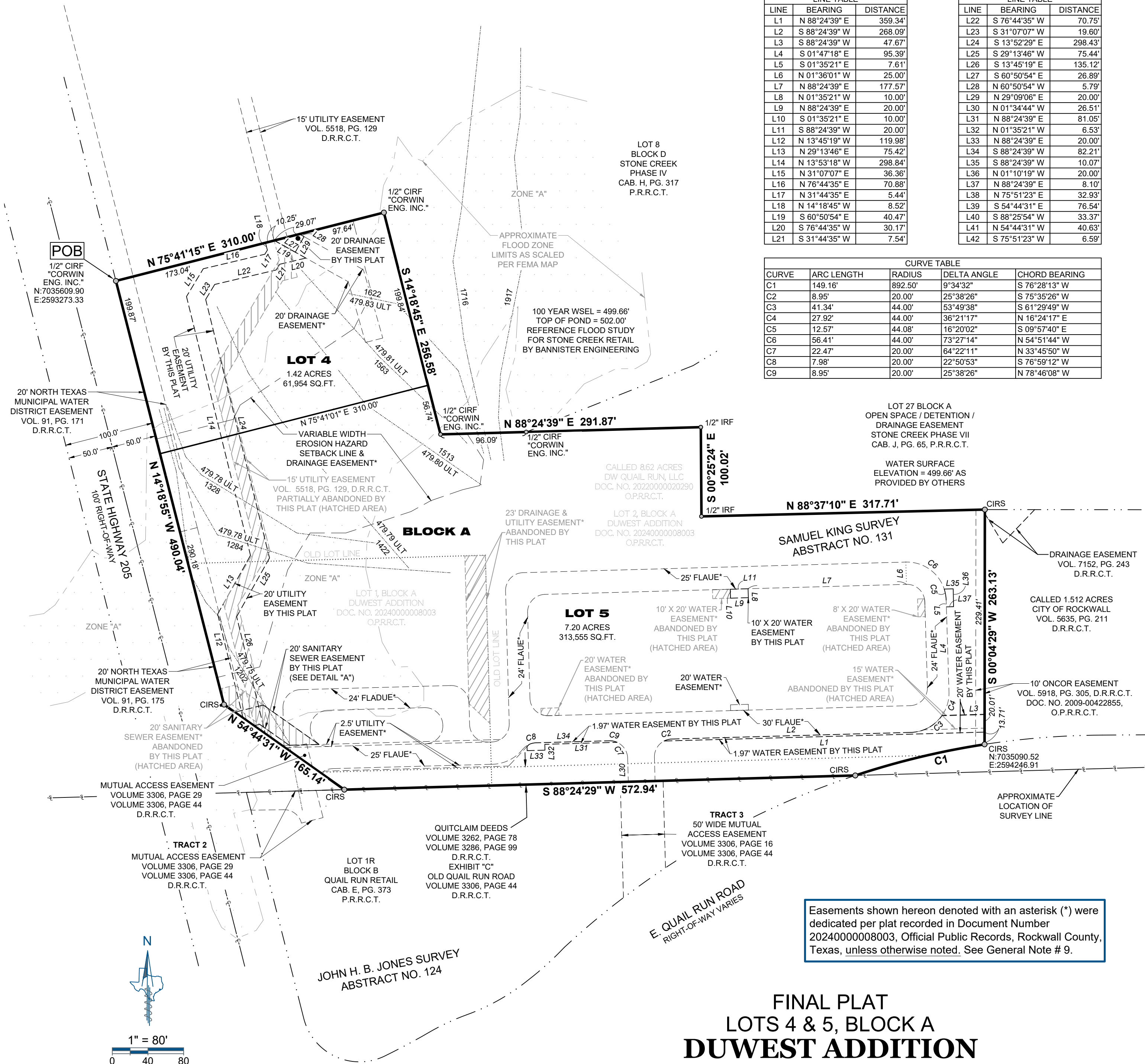
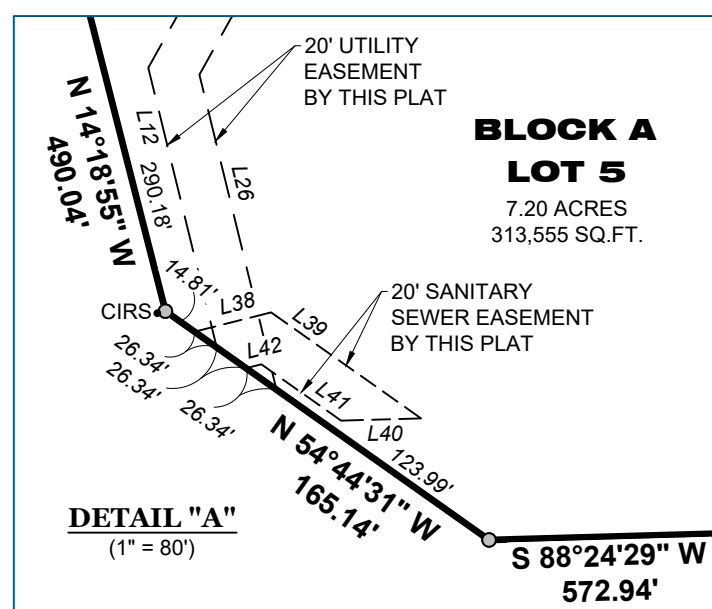


(1" = 2,000')



**POB** = POINT OF BEGINNING  
**CIRS** = CAPPED IRON ROD SET  
**CIRF** = CAPPED IRON ROD FOUND  
**WSEL** = WATER SURFACE ELEVATION  
**DOC. NO.** = DOCUMENT NUMBER  
**D.R.R.C.T.** = DEED RECORDS,  
 ROCKWALL COUNTY, TEXAS  
**O.P.R.R.C.T.** = OFFICIAL PUBLIC RECORDS,  
 ROCKWALL COUNTY, TEXAS  
**FLAU** = FIRE LANE, ACCESS,  
 & UTILITY EASEMENT  
**FLADUE** = FIRE LANE, ACCESS,  
 DRAINAGE & UTILITY EASEMENT  
**\_\_\_\_\_** = SUBJECT BOUNDARY  
**-----** = ADJOINER BOUNDARY  
**- - - - -** = EASEMENT  
**---** = ULTIMATE FLOOD CUT LINE  
**XXX ULT** = ULTIMATE FLOOD ELEVATION  
**1284** = SECTION NUMBER  
**EASEMENT:** = SEE GENERAL NOTE # 9

1. The purpose of this plat is to dedicate and abandon easements on existing Lot 3 and to combine existing Lots 1 & 2 as shown hereon.
2. This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0030L, as affected by Letter of Map Revision with Case Number 14-06-0263P, issued April 18, 2014, and effective August 29, 2014 for the City of Rockwall, Rockwall County, Texas, Community Number 480547. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
3. The grid coordinates and bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network; North American Datum of 1983 (Adjustment Realization 2011).
4. Subdivider's Statement. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6. Drainage and Detention Easements. The property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems in easements on-site.
7. Public Improvement Statement. 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.
8. Cross section locations and ultimate flood elevations are shown hereon as scaled from the Flood Study dated October 17, 2022, prepared by Bannister Engineering, LLC for Stone Creek Retail Located in Rockwall, Rockwall County, Texas of Tributary D of Squabble Creek. Cross section locations and ultimate flood elevation values are shown hereon for informational purposes only in their approximate locations and shall not be used or viewed or relied upon for design purposes.
9. Easements shown hereon denoted with an asterisk (\*) were dedicated per plat recorded in Document Number 2024000008003, Official Public Records, Rockwall County, Texas, unless otherwise noted.
10. Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.



Easements shown hereon denoted with an asterisk (\*) were dedicated per plat recorded in Document Number 2024000008003, Official Public Records, Rockwall County, Texas, unless otherwise noted. See General Note # 9.

FINAL PLAT  
LOTS 4 & 5, BLOCK A  
**DUWEST ADDITION**

BEING A REPLAT OF LOTS 1, 2, & 3, BLOCK A,  
DUWEST ADDITION  
BEING TWO (2) LOTS, 8.62-ACRES OR 375,509 SQ.FT.  
SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.  
P2025-003  
PAGE 1 OF 2

Project	2201.023-20
Date	03/05/2025
Drafter	BE



**EAGLE SURVEYING, LLC**  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
Claymoore Engineering, Inc.  
Contact: Matt Moore  
301 S. Coleman, Suite 40  
Prosper, TX 75078  
(817) 281-0572

**OWNER**  
DW Quail Run, LLC  
Contact: Bowen Hendrix  
4403 N. Central Expressway, Suite 200  
Dallas, TX 75205  
(214) 918-1804



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS **DW QUAIL RUN, LLC** is the sole owner of an 8.62 acre tract of land out of the Samuel King Survey, Abstract Number 131, situated in the City of Rockwall, Rockwall County, Texas and being all of a called 8.62 acre tract of land conveyed to DW Quail Run, LLC by deed of record in Document Number 20220000020290 of the Official Public Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found in the East right-of-way line of State Highway 205 (100' right-of-way), being the most Westerly Southwest corner of Lot 8, Block D of Stone Creek Phase IV, a subdivision of record in Cabinet H, Page 317 of the Plat Records of Rockwall County, Texas, also being the Northwest corner of said 8.62 acre tract;

**THENCE**, leaving the East right-of-way line of State Highway 205, along the North line of said 8.62 acre tract, being in part, the common South line of said Lot 8 and in part, the common South line of Lot 27, Block A of Stone Creek Phase VII, a subdivision of record in Cabinet J, Page 65 of said Plat Records, the following five (5) courses and distances:

- North 75°41'15" East, a distance of 310.00 feet to a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found;
- South 14°18'45" East, a distance of 256.58 feet to a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found at the most Southerly Southwest corner of said Lot 8;
- North 88°24'39" East, passing at a distance of 96.09 feet, a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found at the common South corner of said Lot 8 and said Lot 27 and continuing a total distance of 291.87 feet to a 1/2" iron rod found;
- South 00°25'24" East, a distance of 100.02 feet to a 1/2" iron rod found;
- North 88°37'10" East, a distance of 317.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of a called 1.512 acre tract of land conveyed to the City of Rockwall by deed of record in Volume 5635, Page 211 of the Deed Records of Rockwall County, Texas, being the Northeast corner of said 8.62 acre tract;

**THENCE**, South 00°04'29" West, leaving the South line of said Lot 27, along the West line of said 1.512 acre tract, being the common East line of said 8.62 acre tract, a distance of 263.13 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the curving North right-of-way line of Quail Run Road (right-of-way varies), being the Southwest corner of said 1.512 acre tract, also being the Southeast corner of said 8.62 acre tract;

**THENCE**, along the curving North right-of-way line of Quail Run Road, being the common South line of said 8.62 acre tract, along a non-tangent curve to the left, having a radius of 892.50 feet, a delta angle of 09°34'32", a chord bearing and distance of South 76°28'13" West, 148.98 feet, an arc length of 149.16 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 1R, Block B of Quail Run Retail, a subdivision of record in Cabinet E, Page 373 of said Plat Records;

**THENCE**, South 88°24'29" West, leaving the curving North right-of-way line of Quail Run Road, along the North line of said Lot 1R, being the common South line of said 8.62 acre tract, a distance of 572.94 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of State Highway 205, being the Southwest corner of said 8.62 acre tract;

**THENCE**, leaving the North line of said Lot 1R, along the East right-of-way line of State Highway 205, being the common West line of said 8.62 acre tract, the following two (2) courses and distances:

- North 54°44'31" West, a distance of 165.14 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- North 14°18'55" West, a distance of 490.04 feet to the **POINT OF BEGINNING**, and containing an area of 8.62 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **DW QUAIL RUN, LLC**, the undersigned owner of the land shown on this plat, and designated herein as **DUWEST ADDITION, LOTS 4 & 5, BLOCK A**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **DUWEST ADDITION, LOTS 4 & 5, BLOCK A** subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

OWNERS: **DW QUAIL RUN, LLC**

BY: \_\_\_\_\_  
Signature Date

BY: \_\_\_\_\_  
Printed Name & Title

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, \_\_\_\_\_ of **DW QUAIL RUN, LLC** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Caleb McCanlies  
Registered Professional Land Surveyor #7036

\_\_\_\_\_  
Date

CERTIFICATE OF APPROVAL

APPROVED:

I hereby certify that the above and foregoing plat of **DUWEST ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary, City of Rockwall

\_\_\_\_\_  
City Engineer

\_\_\_\_\_  
Planning & Zoning Commission Chairman

FINAL PLAT  
LOTS 4 & 5, BLOCK A  
DUWEST ADDITION

BEING A REPLAT OF LOTS 1, 2, & 3, BLOCK A,  
DUWEST ADDITION  
BEING TWO (2) LOTS, 8.62-ACRES OR 375,509 SQ.FT.  
SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.  
P2025-003  
PAGE 2 OF 2

Project	2201.023-20		<b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	03/05/2025		
Drafter	BE		

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
Claymoore Engineering, Inc.  
Contact: Matt Moore  
301 S. Coleman, Suite 40  
Prosper, TX 75078  
(817) 281-0572

**OWNER**  
DW Quail Run, LLC  
Contact: Bowen Hendrix  
4403 N. Central Expressway, Suite 200  
Dallas, TX 75205  
(214) 918-1804

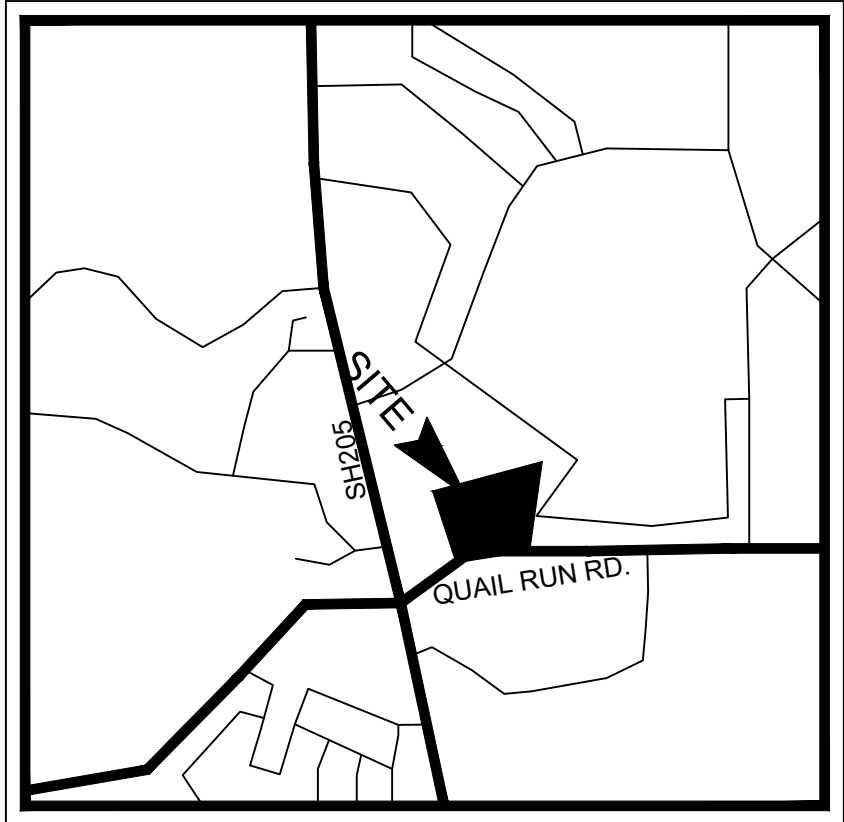
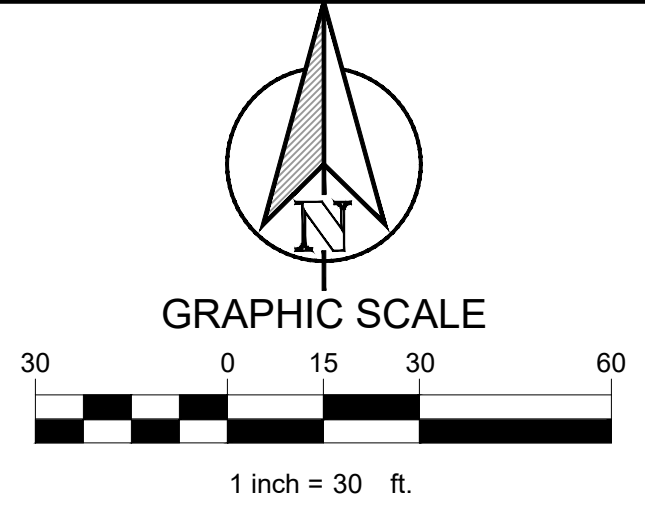


MATCHLINE- SEE PAGE 2

MATCHLINE- SEE NEXT PAGE

CONSTRUCTION SCHEDULE	
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
	PROPOSED SAWCUT
	PARKING COUNT

PARKING DATA TABLE	
PARKING REQ.	
RETAIL (12,475 SF) 1/ 250 SF	50 SPACES
DRIVE-THRU RESTAURANT (10,000 SF) 1/ 100 SF	100 SPACES
TOTAL PATIO (1,132 SF) 1/ 100 SF	12 SPACES
TOTAL REQUIRED	162 SPACES
ADA PARKING	6 SPACES
PARKING PROVIDED	179 SPACES (6 ADA)



VICINITY MAP  
N.T.S.

SITE DATA TABLE	
SITE AREA	8.684 AC (378,275 SF)
ZONING	PD-70
PROPOSED USE	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	BUILDING B- 12,228 SF BUILDING C- 10,247 SF
TOTAL PATIO AREA	1,373 SF
LOT COVERAGE	5.9 %
FLOOR TO AREA RATIO	0.06 : 1
BUILDING HEIGHT	1 STORY
TOTAL IMPERVIOUS	122,404 SF (32.4%)
OPEN SPACE	6.04 AC (69.2%)

RECORD DRAWINGS

This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.

By: *Drew Donosky* Date: 6/25/2025

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD  
ABSTRACT, NO 131  
8.684 AC (378,275 SF)

OWNER:

DuWEST REALTY, LLC  
4403 N.CENTRAL EXWAY SUITE #200  
DALLAS, TX 75025  
CONTACT: BOWEN HENDRIX  
PH: 214.918.1804

APPLICANT:

CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021  
CONTACT: DREW DONOSKY  
PH: 817.281.0572

CASE NUMBER

SP2023-029

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_.

WITNESS OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX

SITE PLAN (1 OF 2)

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 6/25/2025

SHEET

SP-1

File No. 2022-002  
CASE # SP2022-012

TBM #1 - ELEV: 507.40  
AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOUTHEAST PROPERTY CORNER ALONG QUAIL RD.

TBM #2 - ELEV: 499.60  
AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6' WEST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAIL RD.

TBM #3 - ELEV: 486.4  
AND "X" CUT SET APPROXIMATELY 176.7' SOUTH AND 103.1' EAST FROM THE SOUTHEAST PROPERTY CORNER ALONG QUAIL RD.

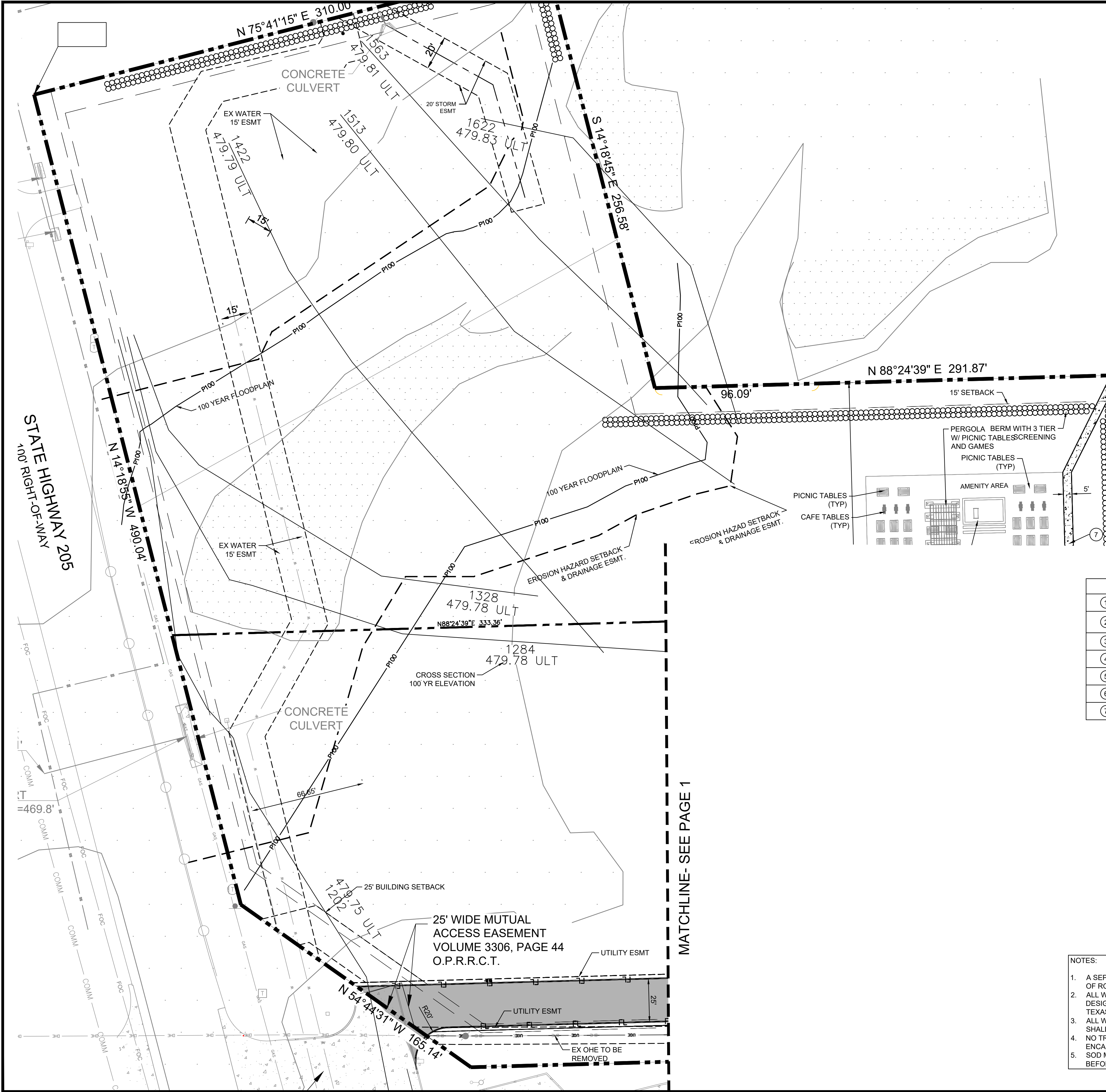
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CONSTRUCTION SCHEDULE	
①	PROP. FULL DEPTH SAWCUT
②	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PROP. CURB & GUTTER
④	PROP. PEDESTRIAN RAMP
⑤	PROP. HANDICAP SYMBOL
⑥	PROP. PAVEMENT STRIPING
⑦	PROP. SIDEWALK

NOTES:

- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
- ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
- ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
- NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
- SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.





PARKING DATA TABLE	
PARKING REQ.	
RETAIL (12,475 SF) 1/ 250 SF	50 SPACES
DRIVE-THRU RESTAURANT (10,000 SF) 1/ 100 SF	100 SPACES
TOTAL PATIO (2,097 SF) 1/ 100 SF	21 SPACES
TOTAL REQUIRED	171 SPACES
ADA PARKING	6 SPACES
PARKING PROVIDED	179 SPACES (6 ADA)

SITE DATA TABLE	
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CONSTRUCTION SCHEDULE	
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③	PROP. CURB & GUTTER
④	PROP. PEDESTRIAN RAMP
⑤	PROP. HANDICAP SYMBOL
⑥	PROP. PAVEMENT STRIPING
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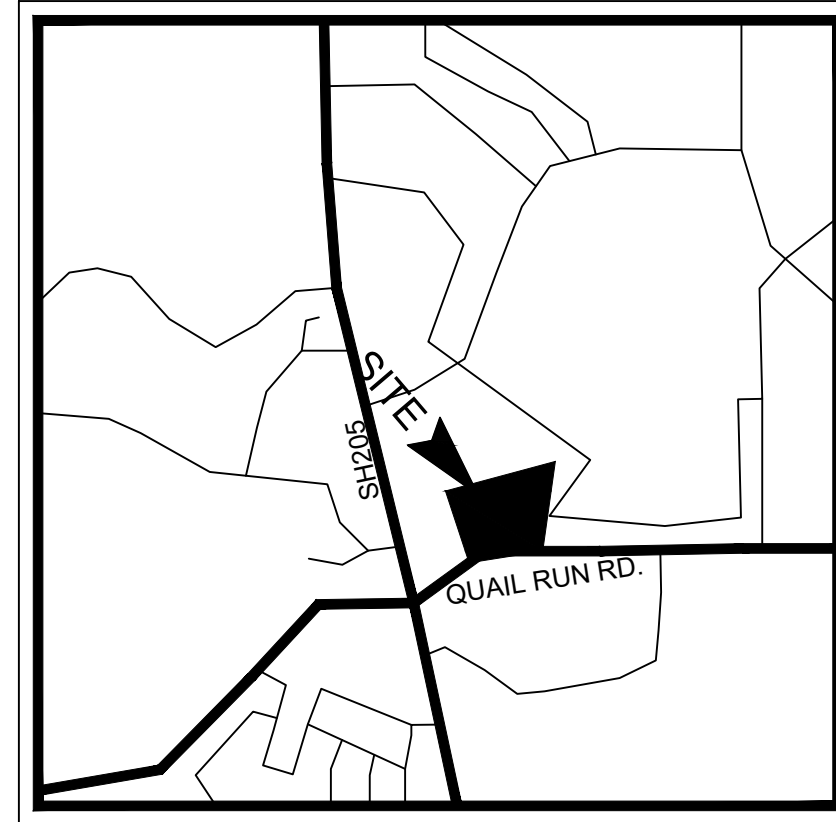
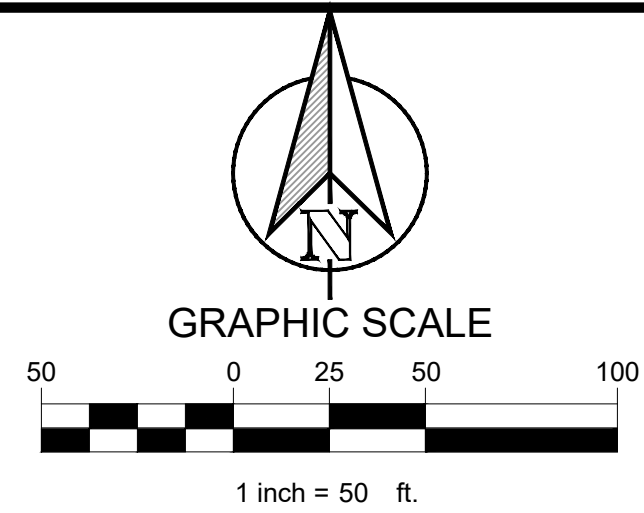
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VICINITY MAP  
N.T.S.

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	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
	PROPOSED SAWCUT
④	PARKING COUNT

RECORD DRAWINGS

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By: *Drew Donosky* Date: 6/25/2025

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APPLICANT:

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CASE NUMBER

SP2023-029

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WITNESS OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX

SITE PLAN (2 OF 2)

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 6/25/2025

SHEET

SP-2



GENERAL ITEMS

- 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
- 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.
- The City of Rockwall Engineering Departments "Standards of Design and Construction" can be found online at: <http://www.rockwall.com/cnegr.asp>
- 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.
- Prior to construction, CONTRACTOR shall have in their possession all necessary permits, plans, licenses, etc.
- 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".
- 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.
- Any site dimensions are referenced to the face of curb or edge of pavement unless otherwise noted.
- 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.
- 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

- 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
- Erosion control devices as shown on the erosion control plan for the project shall be installed prior to the start of land disturbing activities.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- All City right-of-ways shall be sodded if disturbed. No artificial grass is allowed in any City right-of-way and/or easements.
- All adjacent streets/alleys shall be kept clean at all times
- 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.
- 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.
- 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.
- 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.

- 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.
- During all dewatering operations, water shall be pumped into an approved filtering device prior to discharge into a receiving outlet.

TRAFFIC CONTROL

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- No traffic signs shall be taken down without permission from the City.
- No street/roadway will be allowed to be fully closed.

UTILITY LINE LOCATES


- 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.
- The CONTRACTOR shall be responsible for damages to utilities
- CONTRACTOR shall adjust all City of Rockwall utilities to the final grades.
- All utilities shall be placed underground.
- 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.
- 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.
- Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
  - No more than 500 linear feet of trench may be opened at one time.
  - 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.
  - Applicable safety regulations shall be complied with.
- 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.
- All underground lines shall be installed, inspected, and approved prior to backfilling.
- All concrete encasement shall have a minimum of 28 days compressive strength at 3,000 psi (min. 5.5 sack mix).

WATER LINE NOTES

- The CONTRACTOR shall maintain existing water service at all times during construction.
- 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.
- 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.
- 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.
- CONTRACTOR shall furnish and install gaskets on water lines between all dissimilar metals and at valves (both existing and proposed).
- All fire hydrants and valves removed and salvaged shall be returned to the City of Rockwall Municipal Service Center.
- 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'.
- All water valve hardware and valve extensions, bolts, nuts and washers shall be 316 stainless steel.
- All fire hydrants bolts, nuts and washers that are buried shall be 316 stainless steel.
- 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.
- All fire hydrants will have a minimum of 5 feet of clearance around the appurtenance including but not limited to parking spaces and landscaping.
- All joints are to be megalug joints with thrust blocking.
- Water and sewer mains shall be kept 10 feet apart (parallel) or when crossing 2 feet vertical clearance.
- CONTRACTOR shall maintain a minimum of 4 feet of cover on all water lines.
- 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

- The CONTRACTOR shall maintain existing wastewater service at all times during construction.
- 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.
- Proposed wastewater line embedment shall be NCTCOG Class 'H' as amended by the City of Rockwall's public works standard design and construction manual.
- Green EMS pads shall be installed at every 250', manhole, clean out and service lateral on proposed wastewater lines.
- 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.
- 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.
- Existing manholes and cleanouts not specifically called to be relocated shall be adjusted to match final grades.
- 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<sup>th</sup>) month of the maintenance period.
- 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.
- 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.
- 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.
- 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.
- 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

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RECORD DRAWINGS

This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.

By: *Drew Donosky* Date: 06/25/2025

TEXAS REGISTRATION #14199



1903 CENTRAL DR. SUITE #400  
ROCKWALL, TX 75087

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STATE OF TEXAS



6/25/2025

DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX

NO.	DATE	REVISION
1	4/20/2025	RATIO REMOVAL
2	3/26/2025	RETAINING WALL
3	3/05/2025	SIDEWALK RAMP
4	12/05/2024	IRRIGATION METER
5	08/05/2024	UNDERGROUND EASEMENT
6	8/06/2024	WATER LINE B
7	7/30/2024	COMA CONDUITS
8	6/06/2024	WATER LINE UPDATE
9		MAIL
10		

CITY GENERAL NOTES

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 6/25/2025

SHEET  
C-1

File No. 2022-002



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<sup>th</sup>) 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."

RECORD DRAWINGS

This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.

By: *Drew Donosky*

Date: 06/25/2025



**GENERAL CONSTRUCTION NOTES**  
Sheet 2 of 2  
October 2020

**CITY OF ROCKWALL  
ENGINEERING DEPARTMENT**  
  
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TEXAS REGISTRATION #14199



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STATE OF TEXAS



DREW DONOSKY  
125651  
REGISTERED PROFESSIONAL ENGINEER  
6/25/2025

DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX

	DATE	BY	REVISION
0	4/29/2025	ASD	RATIO REMOVAL
1	3/26/2025	ASD	RETAINING WALL
2	3/26/2025	ASD	SIDEWALK RAMP
3	12/05/2024	ASD	IRRIGATION METER
4	8/26/2024	ASD	WATER LINE B
5	7/30/2024	ASD	COMMON CONDUITS
6	6/30/2024	ASD	WATER LINE UPDATE
7		ASD	MAIL
8		ASD	

CITY GENERAL NOTES

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	6/25/2025

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C-2



6/25/2025 DREW DONOSKY Z:\PROJECTS\2022-2002 DUWEST ROCKWALL\CADD\SHEETS\C-2 CITY GENERAL NOTES.DWG

GENERAL NOTES

1. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY'S DESIGN STANDARDS. IF NO CITY STANDARD IS APPLICABLE, MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE "NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION"
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIALS AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. ALL WORK REQUIRED BY THESE PLANS SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THIS PROJECT.
3. THE CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED RELOCATION AND/OR EXTENSIONS. SERVICES SHOWN ON THE PLANS, IF ANY, ARE CONCEPTUAL. THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND PRIVATE UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, POWER POLES, SIGNS, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS PROJECT.
5. BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE VARIOUS PAY ITEMS FOR INSTALLATION OF PIPE.
6. THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED FACILITY GRADES CONFLICT WITH EXISTING UTILITY GRADES.
7. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, AND LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT (UNLESS OTHERWISE NOTED) AND IS NOT A SEPARATE PAY ITEM.
8. THE CONTRACTOR SHALL REMOVE SURPLUS MATERIAL FROM THE PROJECT AREA. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS. COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
11. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER AND CITY BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
12. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS SHALL BE SENT TO THE ARCHITECT, CIVIL ENGINEER, CONTRACTOR, CITY ENGINEER INSPECTOR AND OWNER DIRECTLY FROM THE TESTING AGENCY.
13. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
14. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
15. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
16. ALL HORIZONTAL DIMENSIONS GIVEN ARE TO FACE OF CURB AND TO PIPE CENTERLINES UNLESS OTHERWISE NOTED ON PLANS.
17. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION AND INSTALLATION OF FRANCHISE UTILITIES NECESSARY FOR ON AND OFF SITE CONSTRUCTION. PAYMENT FOR RELOCATION AND INSTALLATION WILL BE NEGOTIATED ONCE IDENTIFIED.
18. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE SHOWN.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
20. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CIVIL ENGINEER A COPY OF RECORD DRAWINGS IDENTIFYING ALL REVISIONS MUST BE APPROVED BY THE CITY DEVIATIONS OR VARIATIONS FROM THE ORIGINAL PLANS.
21. CONTRACTOR SHALL GIVE NOTICE TO ALL AFFECTED PARTIES AND ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES OR RAILROADS AFFECTED BY HIS OPERATIONS, AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
22. ALL "RECORD" DIMENSIONS SHALL CONFORM TO THE DESIGN DIMENSIONS PLUS OR MINUS 0.02 FEET. ALL "RECORD" SLOPES SHALL CONFORM TO THE DESIGNED SLOPES PLUS OR MINUS 0.005 FOOT/FOOT.
23. CONTRACTOR SHALL CONTACT CITY TO LEARN OF ANY UNUSUAL CONSTRUCTION SEQUENCING REQUIREMENTS THAT THE CITY MAY REQUIRE. THE CONTRACTOR IS CAUTIONED THAT THIS AND PERHAPS OTHER SUCH

REQUIREMENTS MAY EXIST AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND COMPLY WITH THEM.

PAVING AND STRIPING NOTES

1. THE REINFORCED PORTLAND CEMENT CONCRETE SHOULD HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI MIN 5.5 SACK MIX AT 28 DAYS FOR STANDARD DUTY CONCRETE AND 3,600 PSI MIN 6.5 SACK MIX FOR MEDIUM DUTY CONCRETE AND DUMPSTER AREAS, AND A MINIMUM REINFORCING OF #3 BARS @ 18" O.C.E.W. AND SHALL STRICTLY ADHERE TO DETAILS INCLUDED IN THIS SET. A BASE SUB-GRADE PER THE GEOTECHNICAL REPORT IS REQUIRED BENEATH ALL PAVING.
  2. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS. PROCUREMENT OF THE TESTING LABORATORY AND THE PAYMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE CITY AND PROJECT SPECIFICATIONS.
  3. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
  4. THE CONTRACTOR SHALL REVIEW LOCATION OF ALL TRAFFIC CONTROL DEVICES WITH THE OWNER PRIOR TO INSTALLATION.
  5. SEE M.E.P. PLANS FOR LOCATION OF PROPOSED SLEEVING AND CONDUITS.
  6. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE MOST RECENT VERSION OF THE AMERICANS WITH DISABILITIES ACT OF 1994 AND THE TEXAS ARCHITECTURAL BARRIERS ACT OF 1994, AND ALL ADDENDUMS OR UPDATES.
  7. CONTRACTOR SHALL SUBMIT A PAVEMENT JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO THE BEGINNING OF ANY CONCRETE PAVING WORK.
  8. ANY EXISTING CONCRETE OR ASPHALT SHOWN TO BE REMOVED SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR OFF SITE. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
  9. CONSTRUCTION JOINTS SHALL BE REQUIRED AT INTERRUPTIONS OF PAVING OPERATIONS SUCH AS THOSE OCCURRING AT THE END OF THE DAY OR DUE TO WEATHER OR EQUIPMENT BREAKDOWN. PLACE AT LONGITUDINAL CONSTRUCTION OR ISOLATION JOINT LOCATIONS.
  10. CONTRACTOR TO INSTALL CONSTRUCTION JOINTS IN CONCRETE PAVEMENT AT ALL PC'S AND AS CONVENIENT TO PHASING OF POURS. CONCRETE PAVEMENT TO BE CONSTRUCTED WITH ISOLATION JOINTS AROUND THE PERIMETER OF ANY BLOCK OUT IN PAVEMENT AND SAWED DUMMY JOINTS EVERY 12' IN BOTH DIRECTIONS.
  11. ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
  12. RADIAL JOINTS SHALL BE NO SHORTER THAN 24".
  13. ALL CONSTRUCTION JOINTS SHALL BE SAWED, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH HOT POURED RUBBER JOINT SEALING COMPOUND.
  14. NO SAND ALLOWED UNDERNEATH PAVING.
- STORM SEWER NOTES
1. CONTRACTOR SHALL FIELD VERIFY THE VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND CONSTRUCTION MANAGER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
  2. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS, DROP INLETS, AND ALL UTILITIES CROSSING THE STORM SEWER. FLOW LINES AND RIMS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE PROPOSED GRADE PRIOR TO CONSTRUCTION.
  3. THE END OF ALL STORM SEWER LATERALS THAT CONNECT TO WORK BY PLUMBER SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED 5.0 FEET OUTSIDE THE BUILDING UNTIL FINAL CONNECTIONS ARE MADE BY PLUMBING CONTRACTOR.
  4. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
  5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS.
  6. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
  7. EXISTING MANHOLE TOPS AND ALL OTHER DRAINAGE FACILITIES SHALL BE ADJUSTED AS REQUIRED TO MATCH FINAL GRADES AS SHOWN ON GRADING PLAN. NO SEPARATE PAY ITEM.
  8. ALL RCP SHALL BE CLASS 3 OR APPROVED EQUAL.

STORM SEWER DISCHARGE AUTHORIZATION

1. IF THE TOTAL DISTURBED AREA EXCEEDS ONE (1) ACRE A NOTICE OF INTENT (N.O.I.) SHALL BE SUBMITTED BY THE CONTRACTOR TO THE TCEQ NO LESS THAN 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN A CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
3. A COPY OF THE SWPPP, INCLUDING CONTRACTOR CERTIFICATIONS AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY AND FILED WITH THE CONSTRUCTION PLANS, AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.
4. A NOTICE OF TERMINATION (N.O.T.) SHALL BE SUBMITTED TO THE TCEQ BY THE CONTRACTOR WHEN THE SITE HAS 100% OF THE DISTURBED AREAS STABILIZED AND THE SITE NO LONGER HAS STORM WATER DISCHARGES

ASSOCIATED WITH INDUSTRIAL ACTIVITIES (CONSTRUCTION), OR THE N.O.T. PERMITTEE OR CO-PERMITTEE NO LONGER HOLDS OPERATIONAL CONTROL OF THE CONSTRUCTION.

WATER NOTES

1. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER OR THE CITY NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
2. THE CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. HORIZONTAL AND VERTICAL BLOCKING FOR WATER LINES HAS BEEN OMITTED FOR CLARITY. HOWEVER, BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
4. TRENCHES WHICH LAY OUTSIDE EXISTING OR FUTURE PAVEMENTS SHALL BE BACK FILLED ABOVE THE TOP OF THE EMBEDMENT WITH TYPE 'C' BACKFILL MATERIALS. WHEN TYPE 'C' BACKFILL MATERIAL IS NOT SUITABLE AND AT THE DIRECTION OF THE ENGINEER TYPE 'B' MATERIAL SHALL BE USED. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% PROCTOR DENSITY BY MEANS OF TAMPING ONLY. TRENCHES WHICH CROSS UNDER EXISTING OR FUTURE PAVEMENT SHALL BE BACK FILLED PER FIGURE 'A' WITH 95% PROCTOR STANDARD DENSITY OF -2.44 OF OPTIMUM MOISTURE CONTENT.
5. TOP OF WATER LINES SHALL BE A MINIMUM OF 42" BELOW TOP OF CURB EXCEPT WHERE SHOWN OTHERWISE IN THESE PLANS.
6. FIRE HYDRANTS SHALL BE A MINIMUM 3' BEHIND THE FACE OF THE CURB UNLESS OTHERWISE DIRECTED BY THE CITY. FIRE HYDRANTS AND VALVES AS SHOWN ON THESE PLANS ARE SYMBOLIC ONLY. ALL FIRE HYDRANTS TO HAVE 5' CLEARANCE AROUND INCLUDING PARKING SPACES.
7. CORPORATION STOPS SHALL BE TESTED FOR FULL FLOW WHEN THE SYSTEM IS PRESSURE TESTED.
8. ALL NEW WATER MAINS SHALL BE FULLY PURGED.
9. ALL 6", 8", 10" & 12" WATER MAINS SHALL BE PVC AWWA C900, DR-14. ALL WATER MAINS USING POLY-WRAPPED DUCTILE IRON PIPE SHALL BE CLASS 51.
10. FITTINGS SHALL BE DUCTILE IRON AND MECHANICAL JOINT TYPE, WITH "COR-BLUE" BOLTS AND SHALL BE CLASS 250.

SANITARY SEWER NOTES

1. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
2. THE CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. TRENCHES WHICH LIE OUTSIDE EXISTING PAVEMENTS SHALL BE BACKFILLED ABOVE THE TOP OF THE EMBEDMENT WITH TYPE "C" BACKFILL MATERIAL. WHEN TYPE "C" BACKFILL MATERIAL IS NOT SUITABLE AND AT THE DIRECTION OF THE ENGINEER, TYPE "B" MATERIAL SHALL BE USED. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY BY MEANS OF TAMPING ONLY. TRENCHES THAT CROSS UNDER EXISTING OR FUTURE PAVEMENT SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY WITH MOISTURE CONTENT-2 AND +4% OF OPTIMUM MOISTURE CONTENT.
4. TYPICAL LOCATION OF SANITARY SEWER PIPE SHALL BE A MINIMUM OF 4'-0" BELOW TOP OF CURB EXCEPT WHERE SHOWN OTHERWISE IN THESE PLANS.
5. ALL FLEXIBLE SANITARY SEWER MAINS SHALL BE TESTED WITH STANDARD 5% DEFLECTION MANDREL.
6. ALL SANITARY SEWER LINES SHALL BE CAPPED WITH AN APPROPRIATE CAP AT THE END OF EACH WORKDAY.
7. WHEN EXISTING GRADES ARE LOWER THAN PROPOSED MAINS, THE FILL AREA OVER THE PIPE SHALL BE FILLED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY TO THE PROPOSED FINISHED GRADE PRIOR TO INSTALLING ANY MAIN.
8. ALL SEWER SERVICES SHALL BE CONSTRUCTED OF SDR-35 PIPE.

TRAFFIC CONTROL NOTES

1. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS TO THE OWNER, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY.
2. ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), LATEST VERSION.
3. THE CONTRACTOR SHALL COVER EXISTING SIGNS AND OBLITERATE EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE INTENT OF THESE TRAFFIC CONTROL PLANS TO AVOID CONFUSION TO THE TRAVELING PUBLIC.
4. THE CONTRACTOR SHALL UNCOVER EXISTING SIGNS AND REPLACE PAVEMENT MARKINGS IN-KIND AS ORIGINALLY CONFIGURED AT THE END OF CONSTRUCTION OPERATIONS AND PRIOR TO FINAL ACCEPTANCE BY THE OWNER.
5. ALL TEMPORARY SIGNS, BARRICADES, WARNING LIGHTS AND OTHER MISCELLANEOUS TRAFFIC CONTROL MEASURES SHALL BE REMOVED AND ORIGINAL TRAFFIC CONTROL MEASURES REPLACED AT THE END OF THE CONTRACTOR'S CONSTRUCTION OPERATIONS.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL USE SEDIMENT FILTERS OR OTHER MEASURES APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM CLOGGING STORM SEWER PIPES OR PROPOSED OR EXISTING INLETS, OR FROM BEING TRANSPORTED TO ADJACENT PROPERTIES AND STREET RIGHT-OF-WAYS. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL FINAL GRADING AND PAVING IS COMPLETE AND PERMANENT SOIL STABILIZATION IS ACHIEVED.
2. CONSTRUCTION OPERATIONS SHALL BE MANAGED SO THAT AS MUCH OF THE SITE AS POSSIBLE IS LEFT COVERED WITH EXISTING TOPSOIL AND VEGETATION.
3. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE SEEDED (OR SODDED), IRRIGATED, AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. UNLESS OTHERWISE NOTED, PRIVATE LAWN AREAS AND PARKWAYS IN FRONT OF PRIVATE LAWN AREAS DISTURBED BY CONSTRUCTION SHALL BE REPLACED WITH BLOCK SOD SIMILAR TO THAT EXISTING.
4. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION TRAFFIC UTILIZES THE STABILIZED ENTRANCE AT ALL TIMES FOR INGRESS/EGRESS TO THE SITE.
5. CONSTRUCTION ENTRANCE:
  - MINIMUM SIZE STONE: 4-6 INCHES DIAMETER
  - THICKNESS: NOT LESS THAN 12-INCHES
  - LENGTH: 50-FEET MINIMUM

- WIDTH: NOT LESS THAN 20-FEET MINIMUM OF ALL POINTS OF INGRESS AND EGRESS.
- MAINTENANCE REQUIREMENTS: AS NECESSARY TO PREVENT TRACKING OR FLOWING MUD INTO PUBLIC RIGHT-OF-WAY OR PARKING AREAS.

6. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY SHALL BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
7. CONTRACTOR IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE REQUIRED EROSION CONTROL DEVICES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ACCUMULATED SILT IN ANY EROSION CONTROL DEVICE SHALL BE REMOVED AND SHALL BE DISTRIBUTED ON SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH IS DISTURBED.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE FILTER BARRIER (OR OTHER METHOD APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT ADVERSE OFF SITE IMPACTS OR STORM WATER QUALITY FROM SILT AND CONSTRUCTION DEBRIS FLOWING ONTO ADJACENT PROPERTIES AS REQUIRED BY THE CITY.
9. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF CONSTRUCTION AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROTECT AND PRESERVE CONTROL POINTS AT ALL TIMES DURING THE COURSE OF THE PROJECT. THE GRADING CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
10. CONTRACTOR STAGING AREA TO BE AGREED UPON BY OWNER PRIOR TO BEGINNING CONSTRUCTION.
11. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY THE T.C.E.Q. OR THE GOVERNING CITY.

GRADING NOTES

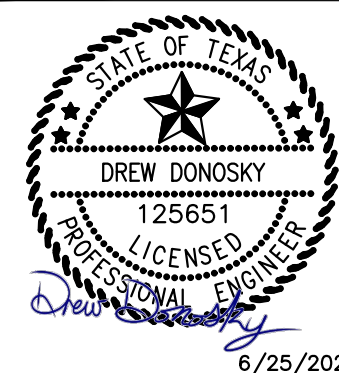
1. IF A GRADING PERMIT IS REQUIRED FROM THE CITY PRIOR TO STARTING CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMIT AND PAYING ALL ASSOCIATED FEES.
2. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
3. ALL SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVING SURFACE OR FINISHED EARTH GRADE UNLESS NOTED OTHERWISE.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM THE EXISTING AND PROPOSED BUILDINGS AND NO PONDING IN PAVED AREAS. CONTRACTOR ADJUSTMENTS TO SPOT GRADES TO MAINTAIN POSITIVE DRAINAGE IS ALLOWED WITH THE PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PAVING IF ANY AREAS OF POOR DRAINAGE ARE ENCOUNTERED.
5. THE CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES WHICH ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
6. ALL EXISTING CONCRETE PAVING, CHANNEL IMPROVEMENTS, SIDEWALK, STRUCTURES AND CURB DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY AND DISPOSED OF BY THE CONTRACTOR, OFFSITE UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER.
7. ALL CLEARING, GRADING, COMPACTION AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE TO THE GEOTECHNICAL REPORT.
8. GRADING CONTRACTOR TO COORDINATE WITH THE FRANCHISE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
9. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES AND USE TO DETERMINE HIS BID ACCORDINGLY.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. & T.A.S) EXIST TO AND FROM EVERY DOOR. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. AND T.A.S. COMPLIANCE ISSUES.

RECORD DRAWINGS

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By: Drew Donosky Date: 06/25/2025

TEXAS REGISTRATION #14199



6/25/2025

DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX

NO.	DATE	REVISION	BY
6	4/20/2025	DATIO REVISION	ASD
5	3/26/2025	RETAINING WALL	ASD
4	3/26/2025	SIDEWALK RAMP	ASD
3	12/05/2024	IRRIGATION METER	CLC
2	8/06/2024	CONCRETE EMBEDMENT	ASD
1	8/06/2024	WATER LINE B	ASD
0	7/30/2024	COMA CONDUITS	ASD
0	6/06/2024	WATER LINE UPDATE	MAL
0	06/06/2024	WATER LINE UPDATE	MAL

GENERAL NOTES

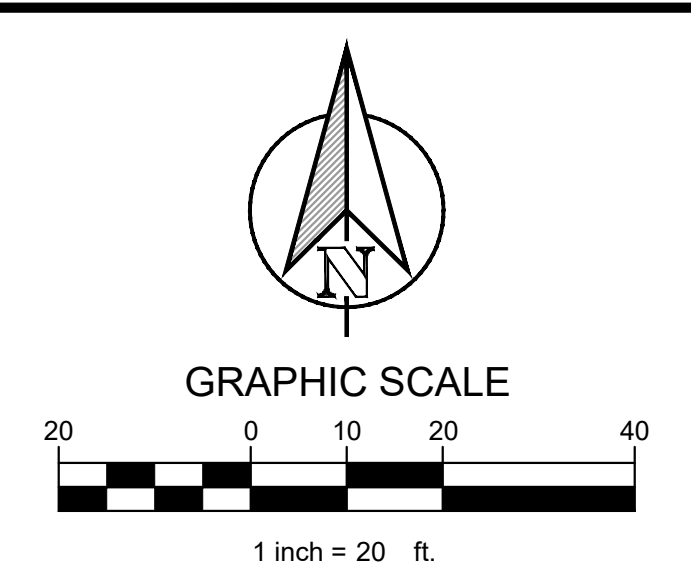
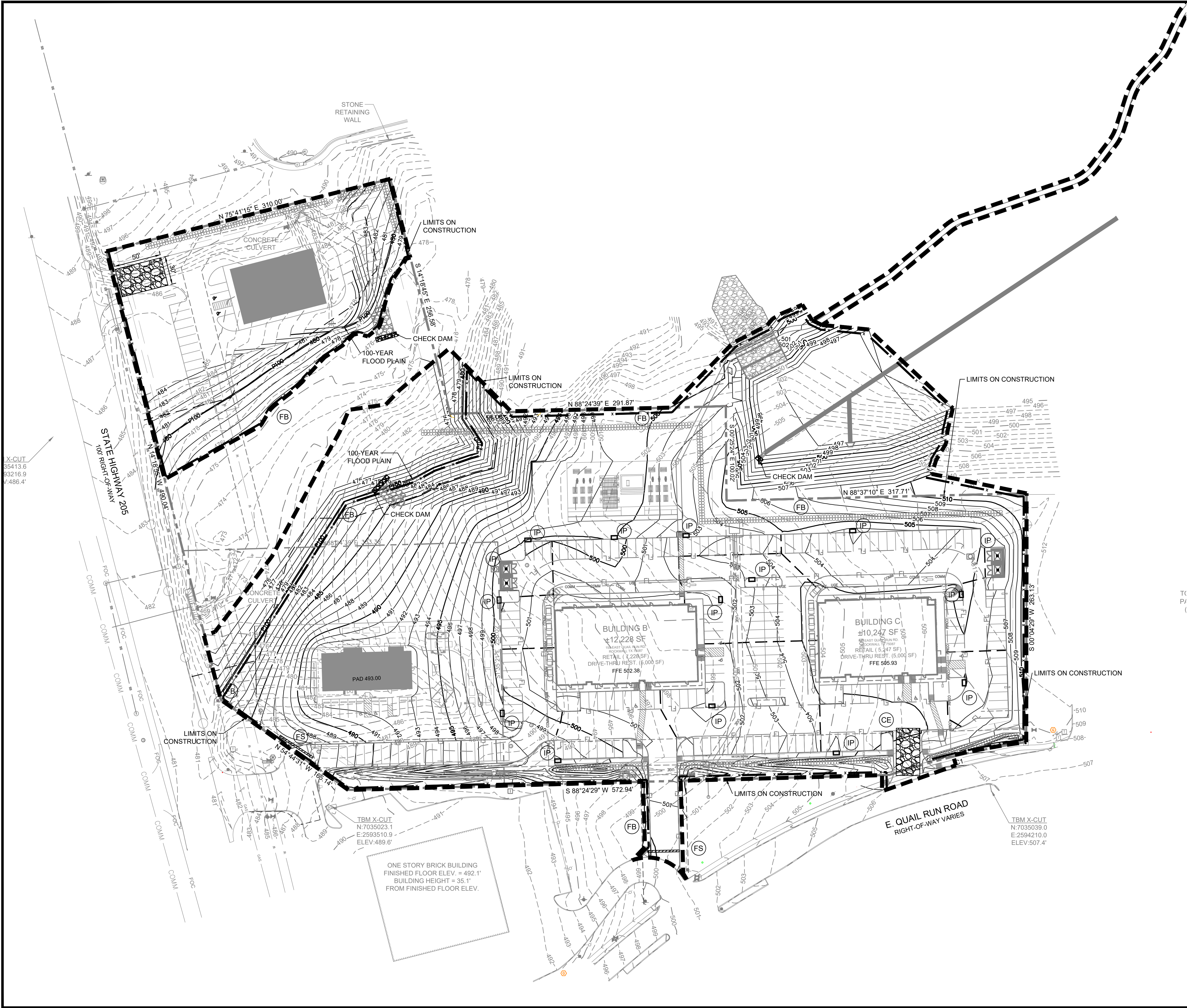
DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 6/25/2025

SHEET

C-3

File No. 2022-002





LEGEND	
	DIRECTION OF FLOW
	EXISTING CONTOUR
	PROPOSED CONTOUR
	LIMITS OF CONSTRUCTION
	FILTER BARRIER/SILT FENCE
	CONSTRUCTION ENTRANCE
	INLET PROTECTION
	FILTER SOCK

ACREAGE SUMMARY	
ONSITE DISTURBED AREA	7.83 AC
OFFSITE DISTURBED AREA	1.12 AC
TOTAL DISTURBED AREA	8.95 AC

**NOTES:**

- ANY DIRT, MUD, ROCKS, DEBRIS, ETC. THAT IS SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREETS SHALL BE CLEANED UP IMMEDIATELY.
- ALL DISTURBED AREAS SHALL BE REVEGETATED PER CITY OF ROCKWALL STANDARDS PRIOR TO REMOVAL OF EROSION AND SEDIMENTATION CONTROL MEASURES.

**RECORD DRAWINGS**

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By: *Drew Donosky* Date: 06/25/2025

TBM #1 - ELEV: 507.40  
AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOUTHEAST PROPERTY CORNER ALONG QUAIL RD.

TBM #2 - ELEV: 489.60  
AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6' WEST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAIL RD.

TBM #3 - ELEV: 486.4  
AND "X" CUT SET APPROXIMATELY 176.7' SOUTH AND 103.1' EAST FROM THE SOUTHEAST PROPERTY CORNER ALONG QUAIL RD.

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

TEXAS REGISTRATION #14199

**CLAYMOORE**  
ENGINEERING

1983 CENTRAL DR. SUITE #403  
ROCKWALL, TX 75087

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STATE OF TEXAS

DREW DONOSKY  
125651  
LICENSED PROFESSIONAL ENGINEER

6/25/2025

**DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX**

NO.	DATE	REVISION	BY
1	4/29/2025	PATIO REMOVAL	ASD
2	3/26/2025	RETAINING WALL	ASD
3	3/05/2025	SIDEWALK RAMP	ASD
4	12/05/2024	IRRIGATION METER	CLC
5	08/05/2024	CONSTRUCTION PERMIT	ASD
6	8/26/2024	WATER LINE B	ASD
7	7/30/2024	COMMIT CONDITIONS	ASD
8	6/30/2024	WATER LINE UPDATE	MAIL

**EROSION CONTROL  
PLAN**

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	6/25/2025
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C-4	
File No.	2022-002



1. EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF ROCKWALL.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. IF OFF-SITE BORROW OR SPOILS SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. OFF-SITE BORROW AND SPOILS AREAS ARE CONSIDERED PART OF EROSION CONTROL REQUIREMENTS. THESE AREAS SHALL BE STABILIZED WITH GRASS COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.
5. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACE BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
6. CONTRACTOR SHALL HAVE A COPY OF THE SWPPP ON SITE AT ALL TIMES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE E.P.A. CONTRACTOR SHALL COMPLY WITH ALL T.C.E.Q. STORM WATER POLLUTION PREVENTION REQUIREMENTS.



1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR SHOVEL. IN ADDITION, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW, WHERE FENCES 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 8 INCHES WIDE TO ALLOW FOR THE SILT FENCE HAVING TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIALS.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BAKING, 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. EXCESS 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 UN FILTER FABRIC AND BURIED SIX (6") INCHES MINIMUM.

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING

## PHASE 1 - DEMOLITION/GRADING

- A. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION SHOWN ON GRADING AND EROSION CONTROL PLAN, NOTES, AND DETAIL SHEETS.
- B. BEGIN CLEARING AND GRADING OF SITE.
- C. SEED AND REVEGETATE SLOPES WHERE SHOWN.

## PHASE 2 - UTILITIES

- A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
- B. INSTALL STORM DRAINS AS SPECIFIED ON PLAN SHEETS.
- C. INSTALL INLET PROTECTION.

### PHASE 3 - PAVING

- A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
- B. STABILIZE SUBGRADE.
- C. PAVE PARKING LOT AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
- D. REMOVE TEMPORARY CONSTRUCTION ENTRANCE.
- E. MAINTAIN INLET PROTECTION.

#### PHASE 4 - LANDSCAPING AND SOIL STABILIZATION

- A. REVEGETATE LOT AND PARKWAYS
- B. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
- C. REMOVE EROSION CONTROL DEVICES WHEN GROUND COVER ESTABLISHED.

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM  
EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY.  
AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN  
SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE  
STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY.  
RUNOFF FROM WASH DOWN OPERATION SHALL BE FILTERED  
THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

**SILT FENCE:**

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

## INLET PROTECTION

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE DESIGN DEPTH. DE-WATERING OF THE STORAGE VOLUME IS NOT OCCURRING, CLEAN OR REPLACE THE FILTER STONE SURROUNDING THE INLET. CLEAN THE STONE SURFACE THE FIRST FEW TIMES BY RAKING. REPEATED SEDIMENT BUILD-UP WILL REQUIRE FILTER STONE REPLACEMENT.



- NOTES:
1. STONE SHALL BE 4 TO 6 INCH DIAMETER CRUSHED ROCK, NO CRUSHED PORTLAND CEMENT CONCRETE ALLOWED.
  2. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.
  3. STONE LAYER THICKNESS SHALL NOT BE LESS THAN 12"
  4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS. INCHES.
  5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
  6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE, AS CONDITIONS WARRANT. SEDIMENT SHALL BE STOPPED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
  7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.



9	4/08/2025	PATIO REMOVAL	ASD
8	3/26/2025	RETAINING WALL	ASD
7	3/05/2025	SIDEWALK RAMP	ASD
6	12/05/2024	IRRIGATION METER	CML
5	10/12/2024	SEWER ADJUSTMENT	SDP
4	8/26/2024	WATER LINE B	ASD
3	7/30/2024	COMM. CONDUITS	ASD
2	6/06/2024	WATER LINE UPDATE	MAL
No.	DATE	REVISION	BY

## EROSION CONTROL DETAILS

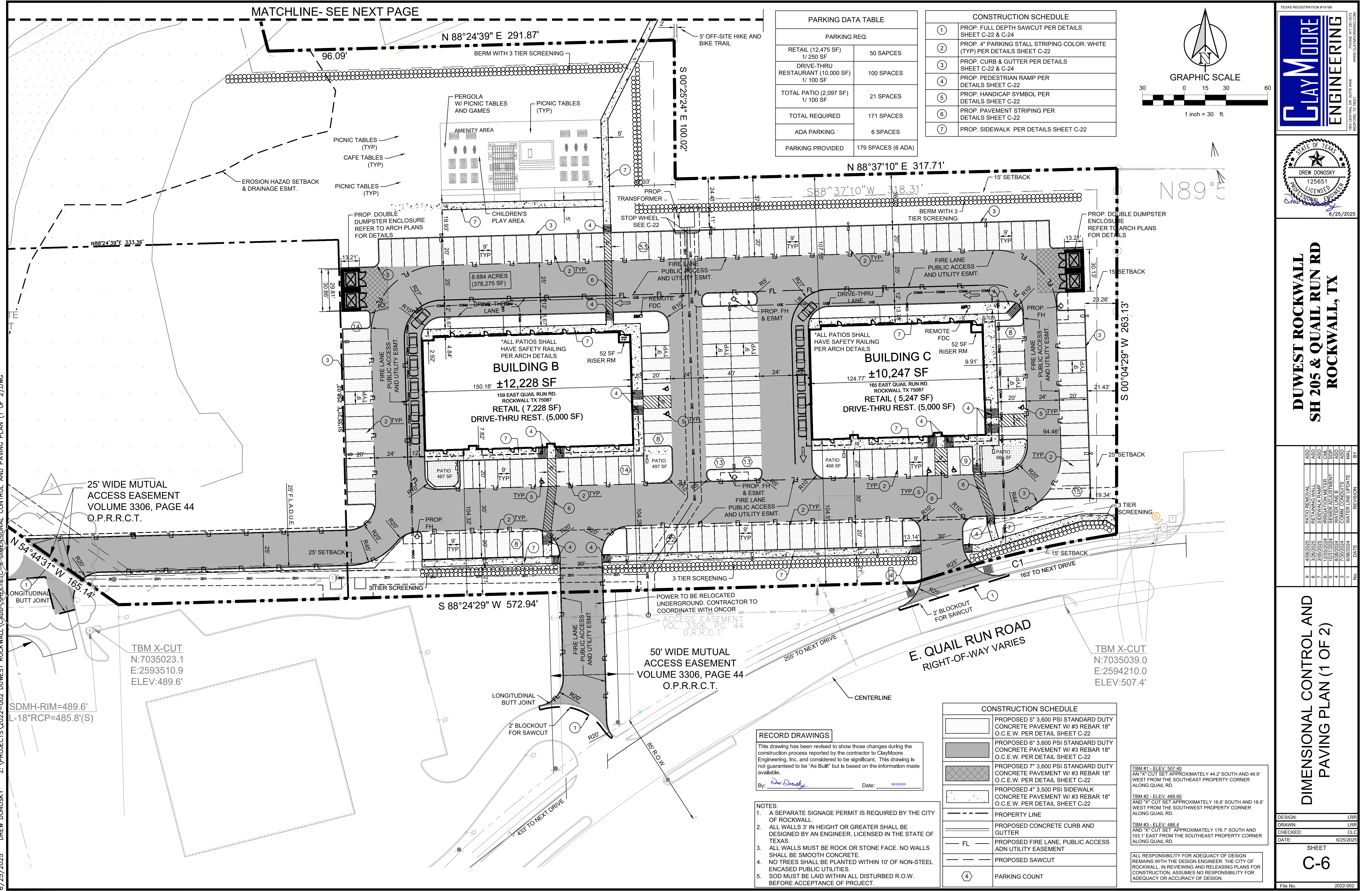
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File No.	2022-002
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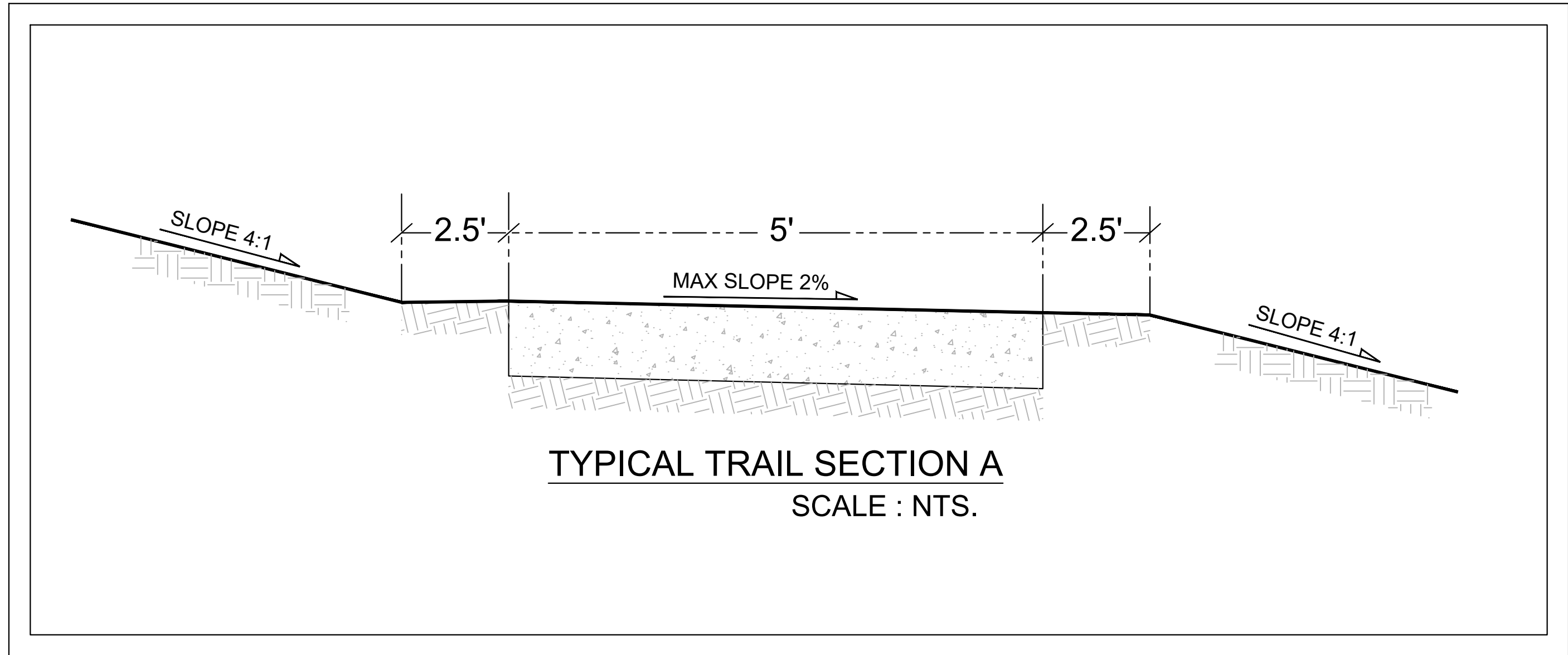
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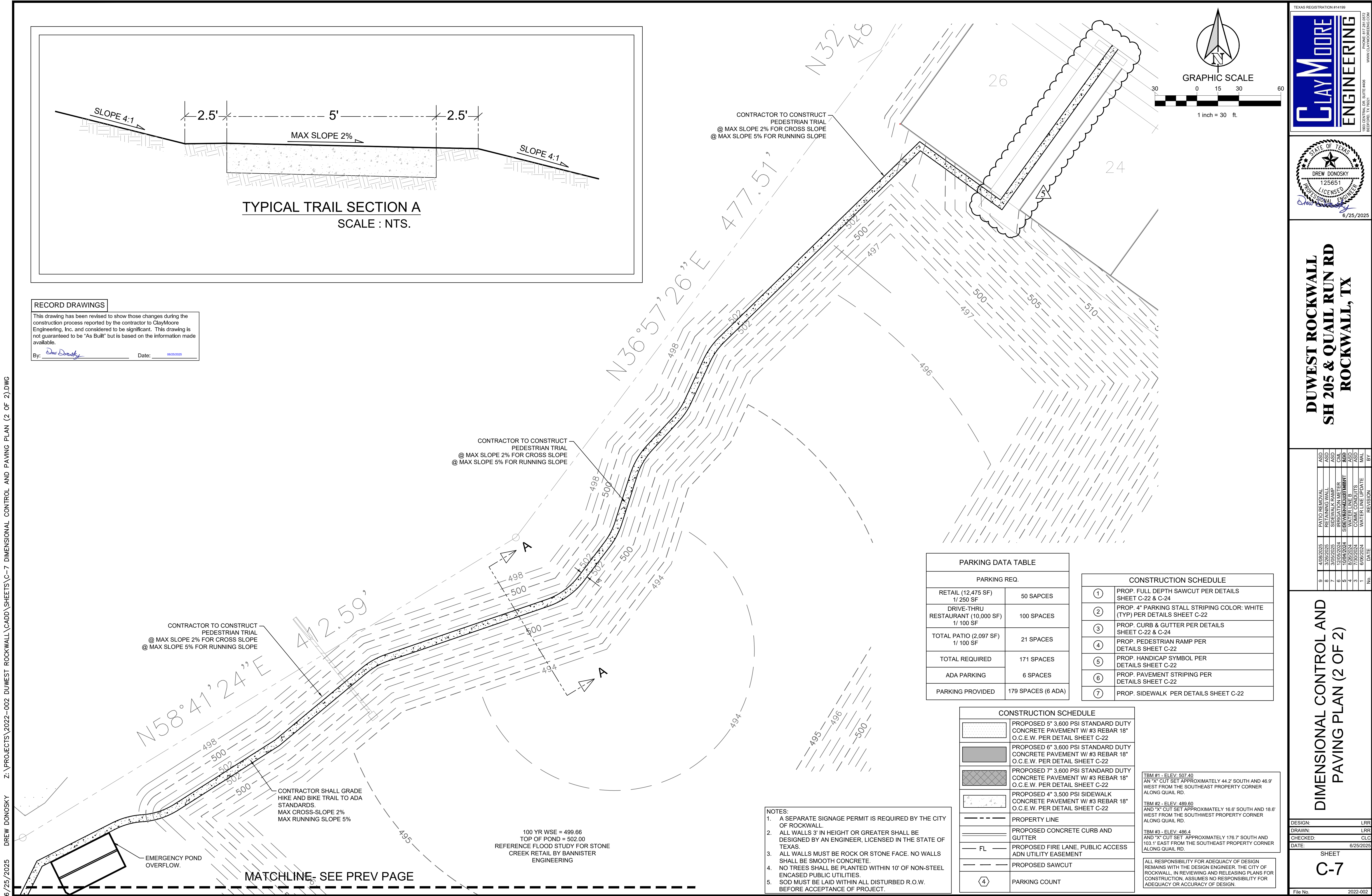
6/25/2025 DREW DONOSKY Z:\PROJECTS\2022-2025 DUWEST ROCKWALL\CADD\SHEET\5-C-7 DIMENSIONAL CONTROL AND PAVING PLAN (2 OF 2).DWG



#### RECORD DRAWINGS

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By: *Drew Donosky* Date: 06/25/2025



TEXAS REGISTRATION #14199

**CLAYMOORE**  
**ENGINEERING**

1983 CENTRAL DR. SUITE #403  
ROCKWALL, TX 75087  
PHONE 972.261.0072  
WWW.CLAYMOOREENR.COM

STATE OF TEXAS  
DREW DONOSKY  
125651  
LICENSED PROFESSIONAL ENGINEER  
6/25/2025

## DUWEST ROCKWALL SH 205 & QUAIL RUN RD ROCKWALL, TX

NO.	DATE	REVISION	BY
1	4/29/2025	PATIO REMOVAL	ASD
2	3/26/2025	RETAINING WALL	ASD
3	3/26/2025	SIDEWALK RAMP	ASD
4	12/05/2024	IRRIGATION METER	CML
5	12/05/2024	STORMWATER TREATMENT	ASD
6	8/26/2024	WATER LINE B	ASD
7	7/30/2024	COMMIT. CONDITIONS	ASD
8	6/26/2024	WATER LINE UPDATE	ASD
9	6/26/2024	MAIL	ASD

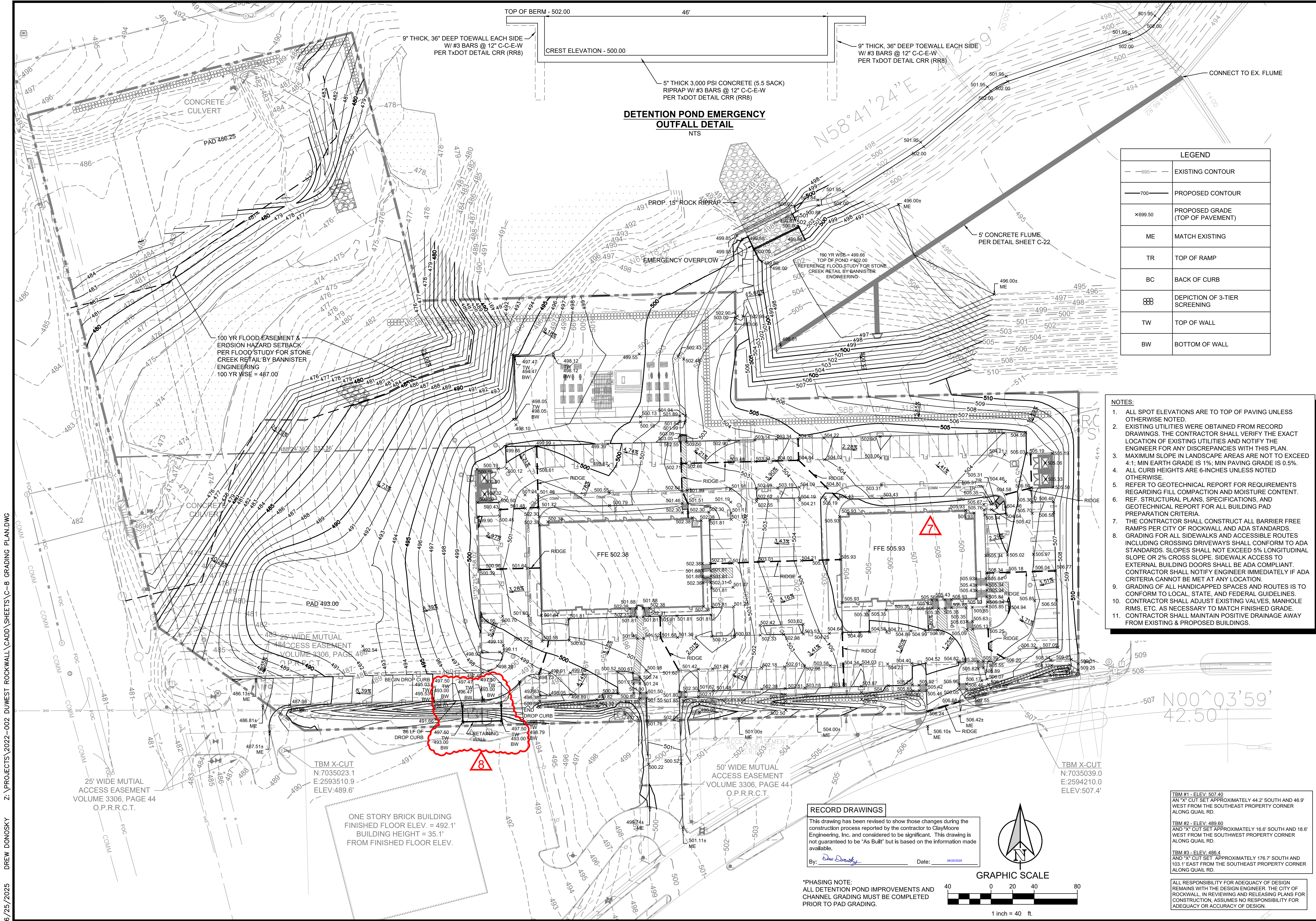
## DIMENSIONAL CONTROL AND PAVING PLAN (2 OF 2)

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 6/25/2025

SHEET  
**C-7**

File No. 2022-002





TEXAS REGISTRATION #14199  
**CLAY MOORE ENGINEERING**  
1983 CENTRAL EXP. SUITE #403  
ROCKWALL, TX 75087  
PHONE 972.261.0072  
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STATE OF TEXAS  
DREW DONOSKY  
125651  
LICENSED PROFESSIONAL ENGINEER  
6/25/2025

**DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX**

NO.	DATE	DESCRIPTION	BY
0	4/20/2025	PATIO REMOVAL	ASD
1	3/26/2025	RETAINING WALL	ASD
2	3/26/2025	SIDEWALK RAMP	ASD
3	12/05/2024	IRRIGATION METER	CML
4	8/26/2024	CONCRETE EASEMENT	ASD
5	7/30/2024	WATER LINE B	ASD
6	6/25/2024	COMMIT CONDITS	ASD
7	6/25/2024	WATER LINE UPDATE	ASD
8		REVISION	BY

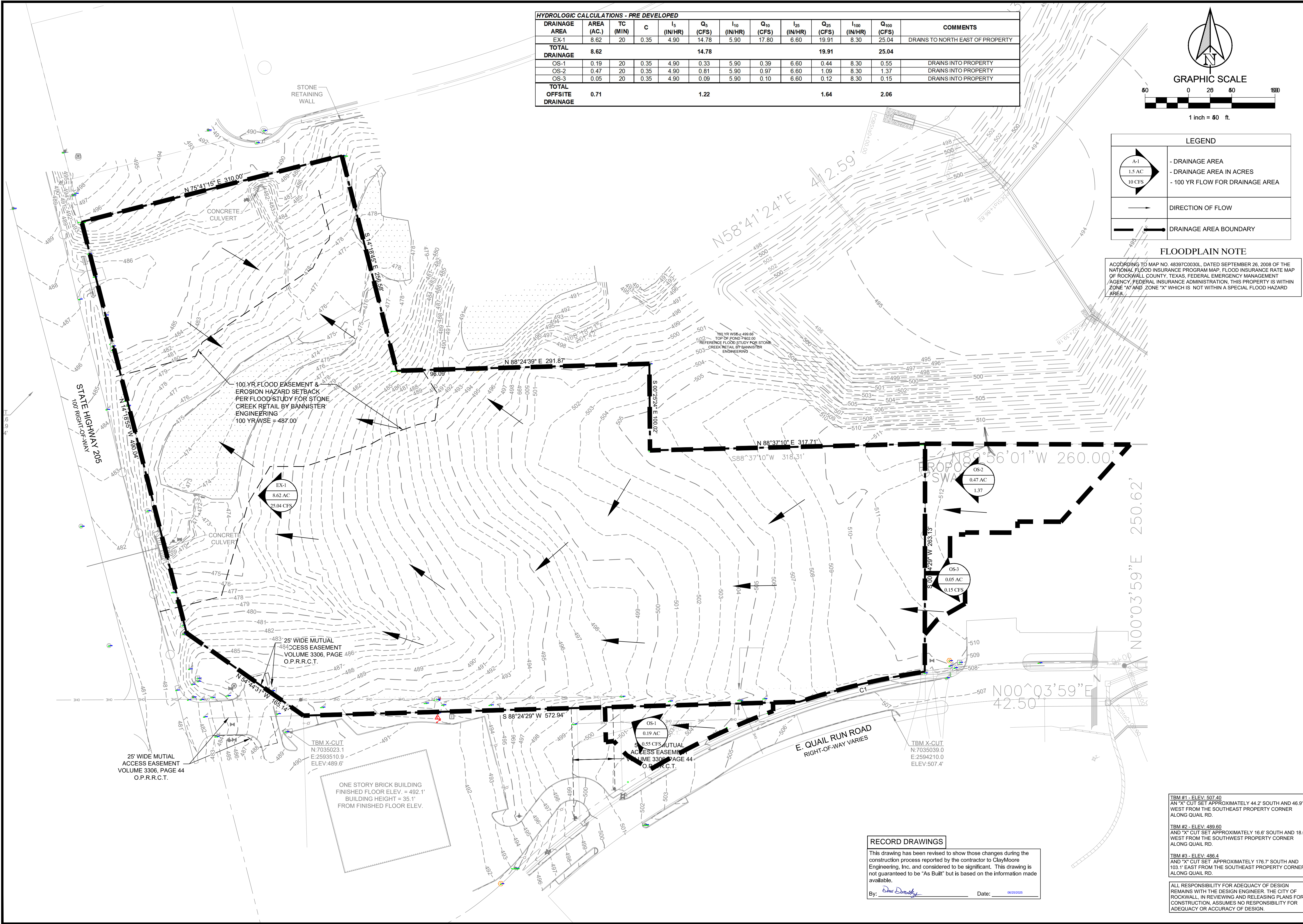
**GRADING PLAN**

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 6/25/2025

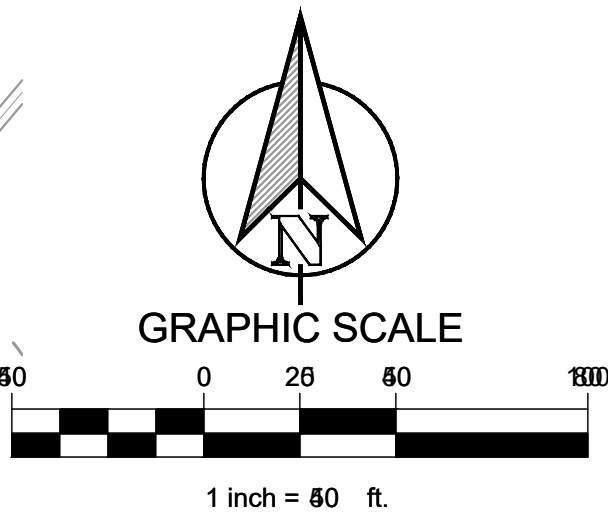
SHEET  
**C-8**

File No. 2022-002





HYDROLOGIC CALCULATIONS - PRE DEVELOPED												
DRAINAGE AREA	AREA (AC.)	TC (MIN)	C	I <sub>5</sub> (IN/HR)	Q <sub>5</sub> (CFS)	I <sub>10</sub> (IN/HR)	Q <sub>10</sub> (CFS)	I <sub>25</sub> (IN/HR)	Q <sub>25</sub> (CFS)	I <sub>100</sub> (IN/HR)	Q <sub>100</sub> (CFS)	COMMENTS
EX-1	8.62	20	0.35	4.90	14.78	5.90	17.80	6.60	19.91	8.30	25.04	DRAINS TO NORTH EAST OF PROPERTY
TOTAL DRAINAGE	8.62				14.78				19.91		25.04	
OS-1	0.19	20	0.35	4.90	0.33	5.90	0.39	6.60	0.44	8.30	0.55	DRAINS INTO PROPERTY
OS-2	0.47	20	0.35	4.90	0.81	5.90	0.97	6.60	1.09	8.30	1.37	DRAINS INTO PROPERTY
OS-3	0.05	20	0.35	4.90	0.09	5.90	0.10	6.60	0.12	8.30	0.15	DRAINS INTO PROPERTY
TOTAL OFFSITE DRAINAGE	0.71				1.22				1.64		2.06	



LEGEND	
	- DRAINAGE AREA
	- DRAINAGE AREA IN ACRES
	- 100 YR FLOW FOR DRAINAGE AREA
	DIRECTION OF FLOW
	DRAINAGE AREA BOUNDARY

**FLOODPLAIN NOTE**  
ACCORDING TO MAP NO. 48397C0300L, DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF ROCKWALL COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "A" AND ZONE "X" WHICH IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

**RECORD DRAWINGS**  
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By: *Drew Donosky* Date: 6/25/2025

TBM #1 - ELEV: 507.40  
AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOUTHEAST PROPERTY CORNER ALONG QUAIL RD.  
TBM #2 - ELEV: 489.60  
AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6' WEST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAIL RD.  
TBM #3 - ELEV: 488.4  
AND "X" CUT SET APPROXIMATELY 176.7' SOUTH AND 103.1' EAST FROM THE SOUTHEAST PROPERTY CORNER ALONG QUAIL RD.  
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

TEXAS REGISTRATION #14199

**CLAYMOORE ENGINEERING**

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STATE OF TEXAS

DREW DONOSKY

125651

LICENSED PROFESSIONAL ENGINEER

6/25/2025

**DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX**

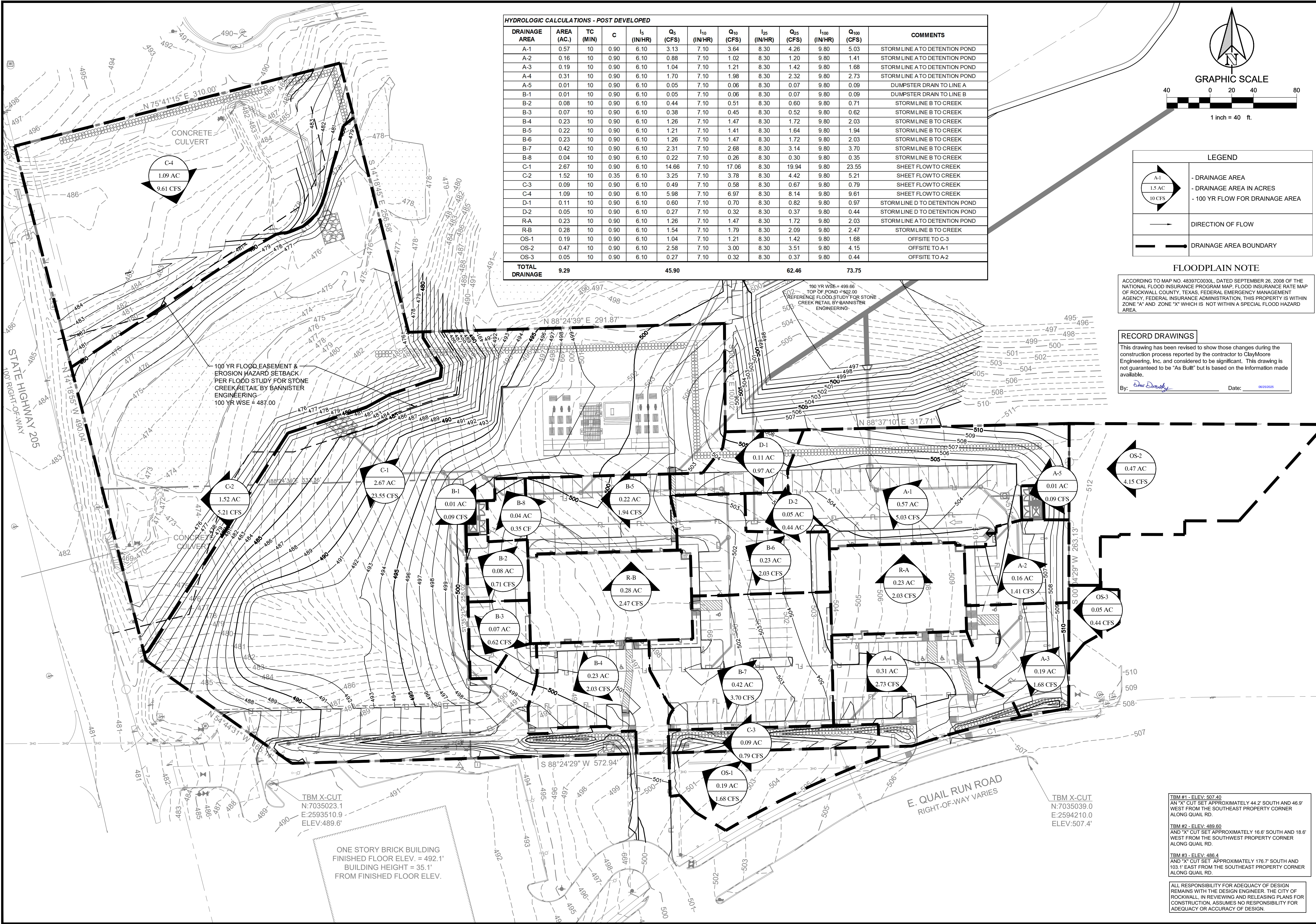
**EXISTING DRAINAGE  
AREA MAP**

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 6/25/2025

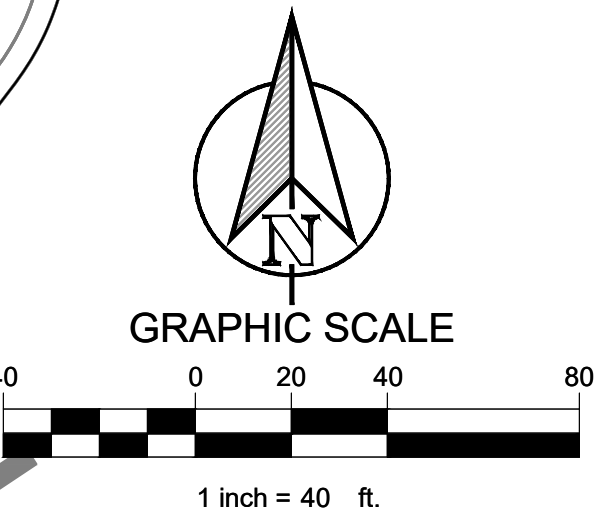
SHEET  
**C-9**

File No. 2022-002





HYDROLOGIC CALCULATIONS - POST DEVELOPED												
DRAINAGE AREA	AREA (AC.)	TC (MIN)	C	I <sub>s</sub> (IN/HR)	Q <sub>5</sub> (CFS)	I <sub>10</sub> (IN/HR)	Q <sub>10</sub> (CFS)	I <sub>25</sub> (IN/HR)	Q <sub>25</sub> (CFS)	I <sub>100</sub> (IN/HR)	Q <sub>100</sub> (CFS)	COMMENTS
A-1	0.57	10	0.90	6.10	3.13	7.10	3.64	8.30	4.26	9.80	5.03	STORM LINE A TO DETENTION POND
A-2	0.16	10	0.90	6.10	0.88	7.10	1.02	8.30	1.20	9.80	1.41	STORM LINE A TO DETENTION POND
A-3	0.19	10	0.90	6.10	1.04	7.10	1.21	8.30	1.42	9.80	1.68	STORM LINE A TO DETENTION POND
A-4	0.31	10	0.90	6.10	1.70	7.10	1.98	8.30	2.32	9.80	2.73	STORM LINE A TO DETENTION POND
A-5	0.01	10	0.90	6.10	0.05	7.10	0.06	8.30	0.07	9.80	0.09	DUMPSTER DRAIN TO LINE A
B-1	0.01	10	0.90	6.10	0.05	7.10	0.06	8.30	0.07	9.80	0.09	DUMPSTER DRAIN TO LINE B
B-2	0.08	10	0.90	6.10	0.44	7.10	0.51	8.30	0.60	9.80	0.71	STORM LINE B TO CREEK
B-3	0.07	10	0.90	6.10	0.38	7.10	0.45	8.30	0.52	9.80	0.62	STORM LINE B TO CREEK
B-4	0.23	10	0.90	6.10	1.26	7.10	1.47	8.30	1.72	9.80	2.03	STORM LINE B TO CREEK
B-5	0.22	10	0.90	6.10	1.21	7.10	1.41	8.30	1.64	9.80	1.94	STORM LINE B TO CREEK
B-6	0.23	10	0.90	6.10	1.26	7.10	1.47	8.30	1.72	9.80	2.03	STORM LINE B TO CREEK
B-7	0.42	10	0.90	6.10	2.31	7.10	2.68	8.30	3.14	9.80	3.70	STORM LINE B TO CREEK
B-8	0.04	10	0.90	6.10	0.22	7.10	0.26	8.30	0.30	9.80	0.35	STORM LINE B TO CREEK
C-1	2.67	10	0.90	6.10	14.66	7.10	17.06	8.30	19.94	9.80	23.55	SHEET FLOW TO CREEK
C-2	1.52	10	0.35	6.10	3.25	7.10	3.78	8.30	4.42	9.80	5.21	SHEET FLOW TO CREEK
C-3	0.09	10	0.90	6.10	0.49	7.10	0.58	8.30	0.67	9.80	0.79	SHEET FLOW TO CREEK
C-4	1.09	10	0.90	6.10	5.98	7.10	6.97	8.30	8.14	9.80	9.61	SHEET FLOW TO CREEK
D-1	0.11	10	0.90	6.10	0.60	7.10	0.70	8.30	0.82	9.80	0.97	STORM LINE D TO DETENTION POND
D-2	0.05	10	0.90	6.10	0.27	7.10	0.32	8.30	0.37	9.80	0.44	STORM LINE D TO DETENTION POND
RA	0.23	10	0.90	6.10	1.26	7.10	1.47	8.30	1.72	9.80	2.03	STORM LINE A TO DETENTION POND
R-B	0.28	10	0.90	6.10	1.54	7.10	1.79	8.30	2.09	9.80	2.47	STORM LINE B TO CREEK
OS-1	0.19	10	0.90	6.10	1.04	7.10	1.21	8.30	1.42	9.80	1.68	OFFSITE TO C-3
OS-2	0.47	10	0.90	6.10	2.58	7.10	3.00	8.30	3.51	9.80	4.15	OFFSITE TO A-1
OS-3	0.05	10	0.90	6.10	0.27	7.10	0.32	8.30	0.37	9.80	0.44	OFFSITE TO A-2
TOTAL DRAINAGE	9.29				45.90				62.46		73.75	



LEGEND	
	- DRAINAGE AREA
	- DRAINAGE AREA IN ACRES
	- 100 YR FLOW FOR DRAINAGE AREA
	DIRECTION OF FLOW
	DRAINAGE AREA BOUNDARY

FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48397C0030L, DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF ROCKWALL COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "A" AND ZONE "X" WHICH IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

RECORD DRAWINGS

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By: *Drew Donosky* Date: 6/25/2025

TEXAS REGISTRATION #14199  
**CLAYMOORE**  
**ENGINEERING**  
PHONE: 972.263.0072  
1900 CENTRAL EXP. SUITE #400  
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WWW.CLAYMOOREENR.COM

STATE OF TEXAS  
DREW DONOSKY  
125651  
LICENSED PROFESSIONAL ENGINEER  
6/25/2025

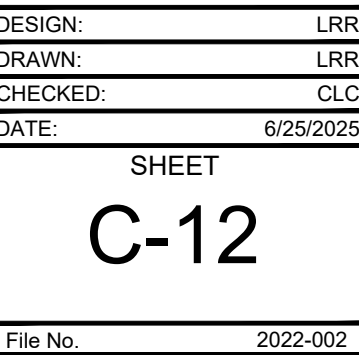
**DUWEST ROCKWALL**  
**SH 205 & QUAIL RUN RD**  
**ROCKWALL, TX**

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	6/25/2025

SHEET  
**C-10**

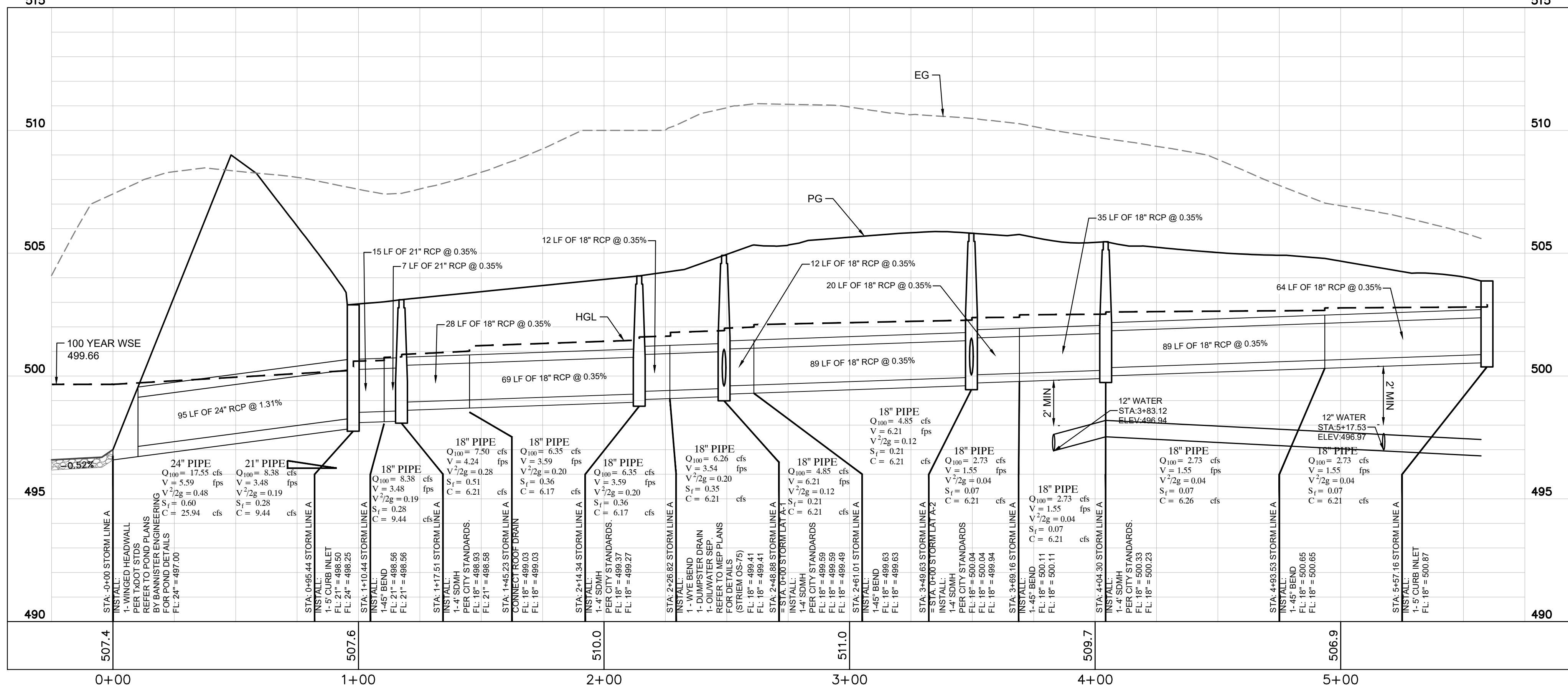
File No. 2022-002



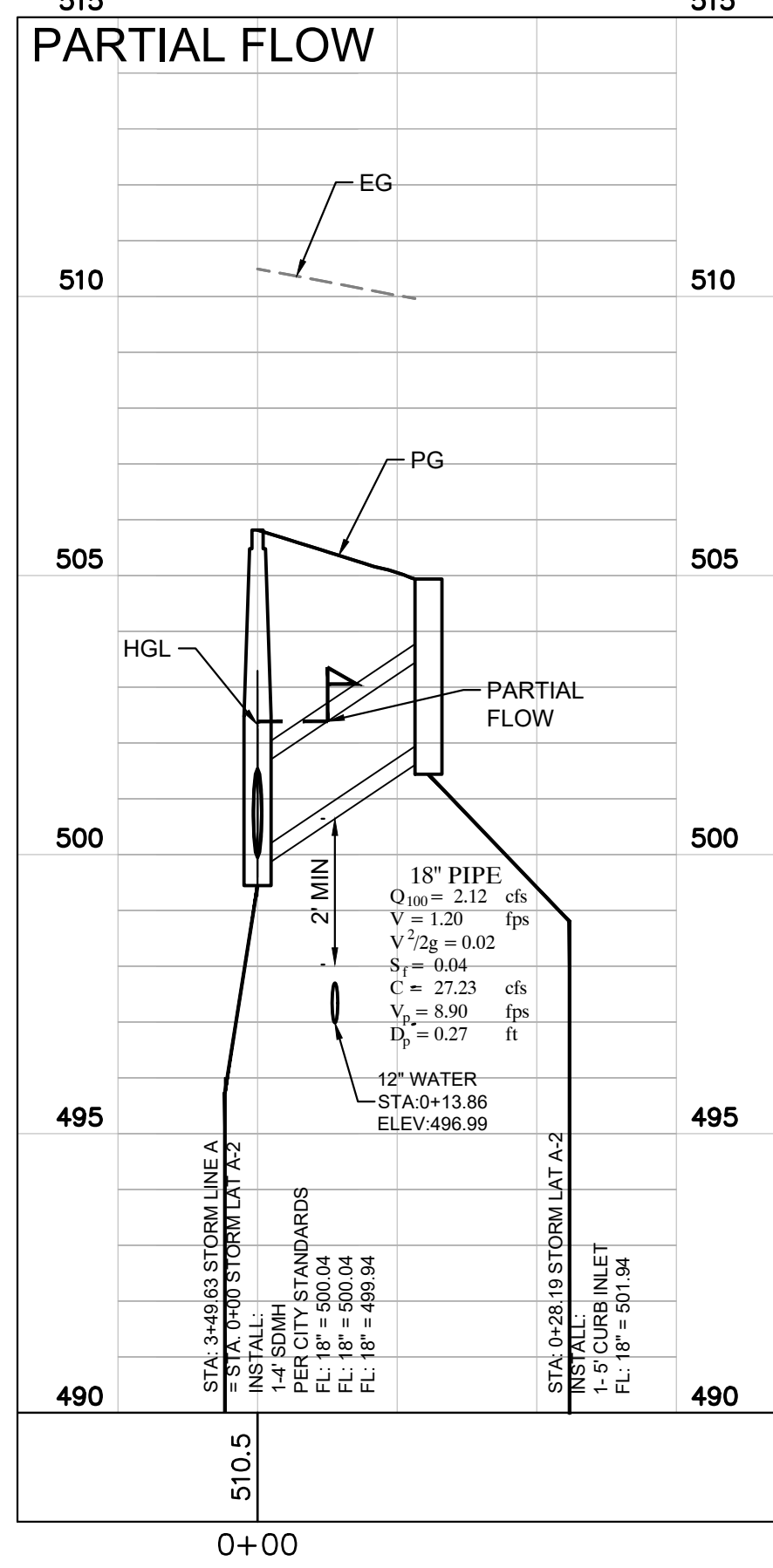




STORM LINE A H: 1"=30' | V:1"=3'



STORM LAT A-2



RECORD DRAWINGS

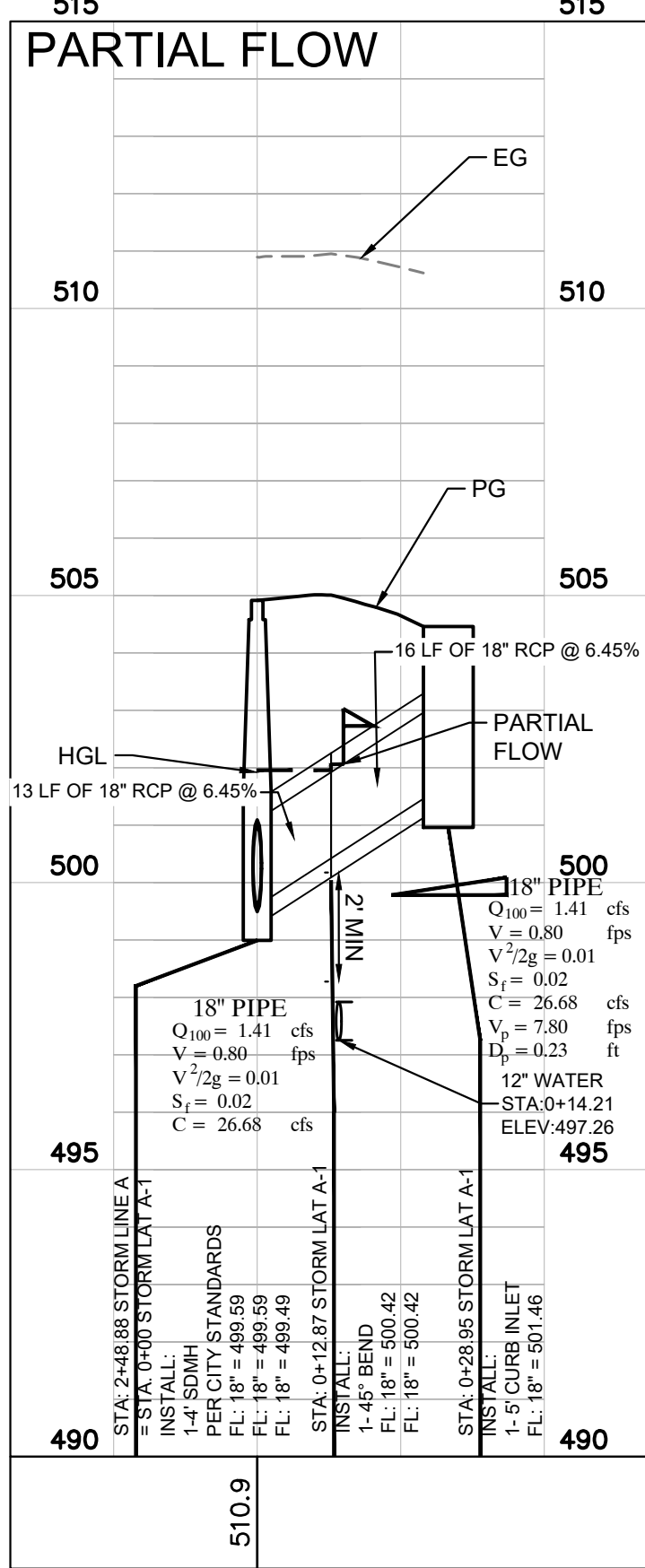
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By: *Drew Donosky* Date: 6/25/2025

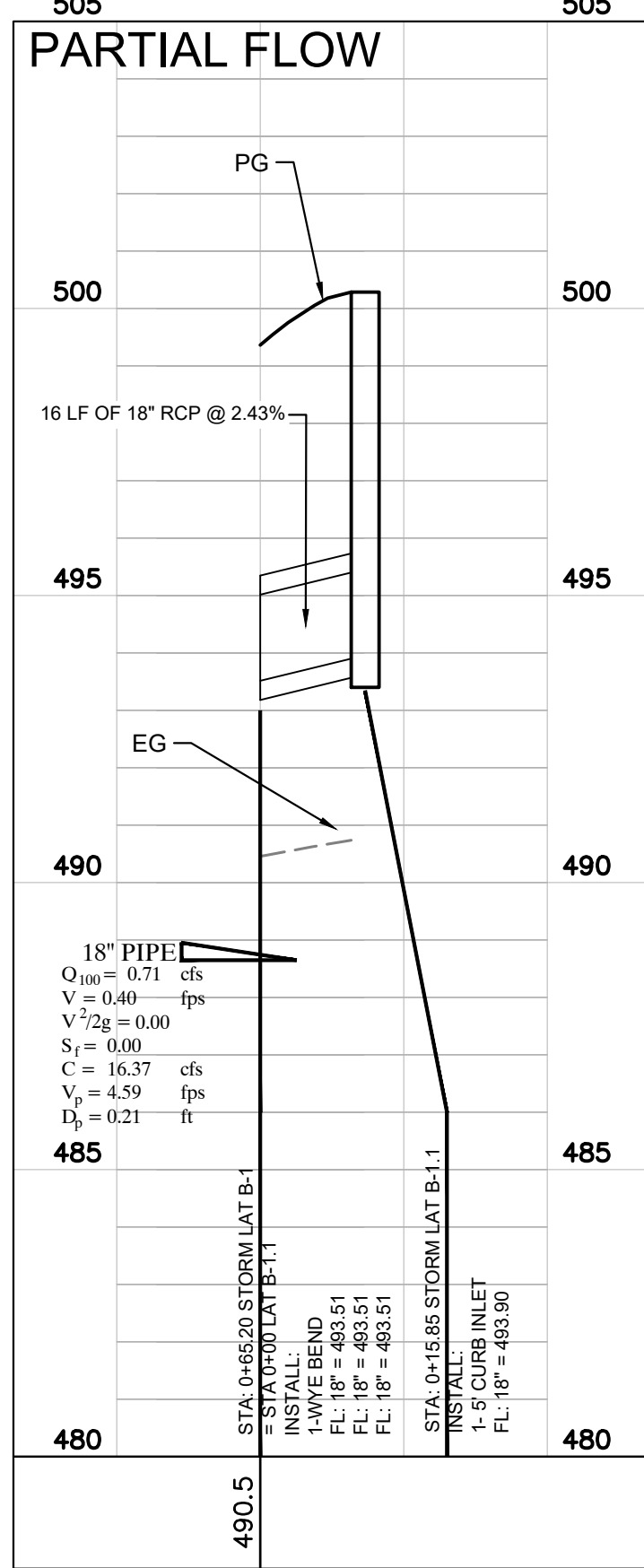


DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX

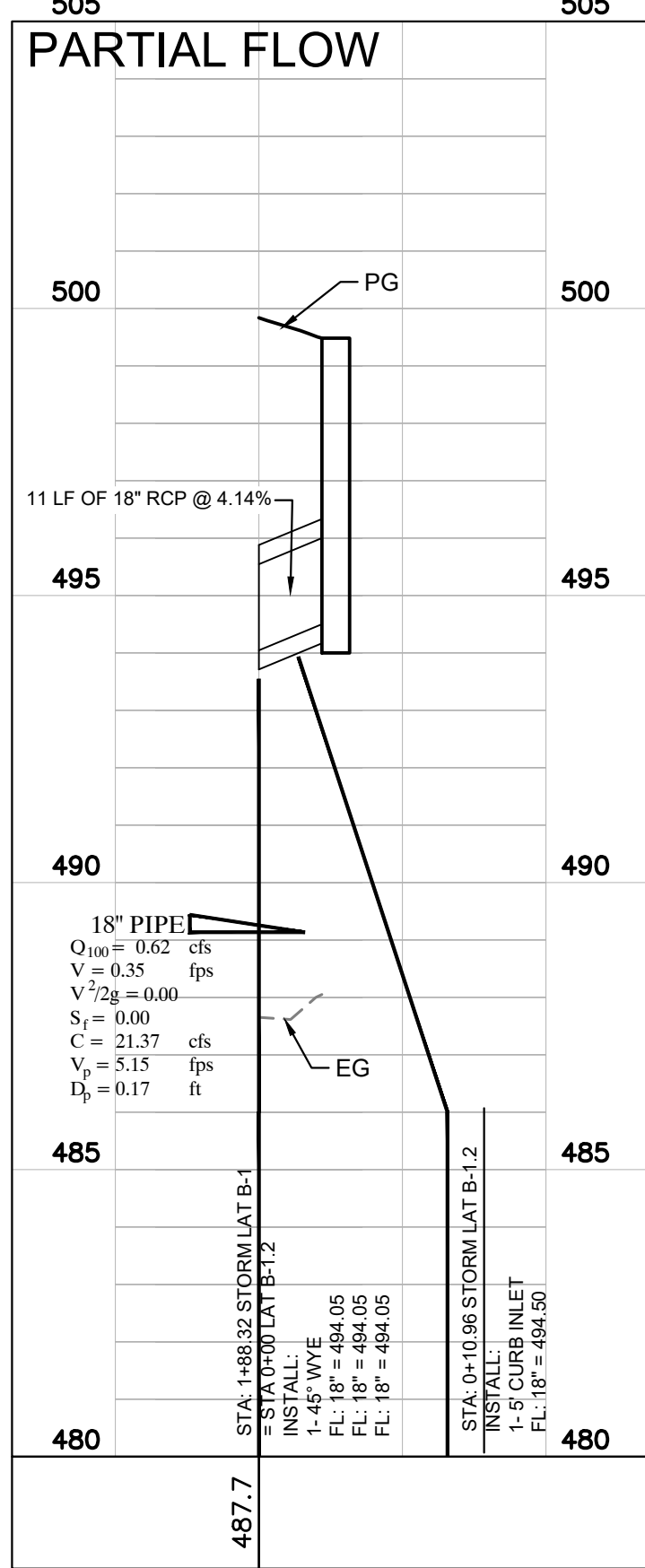
STORM LAT A-1



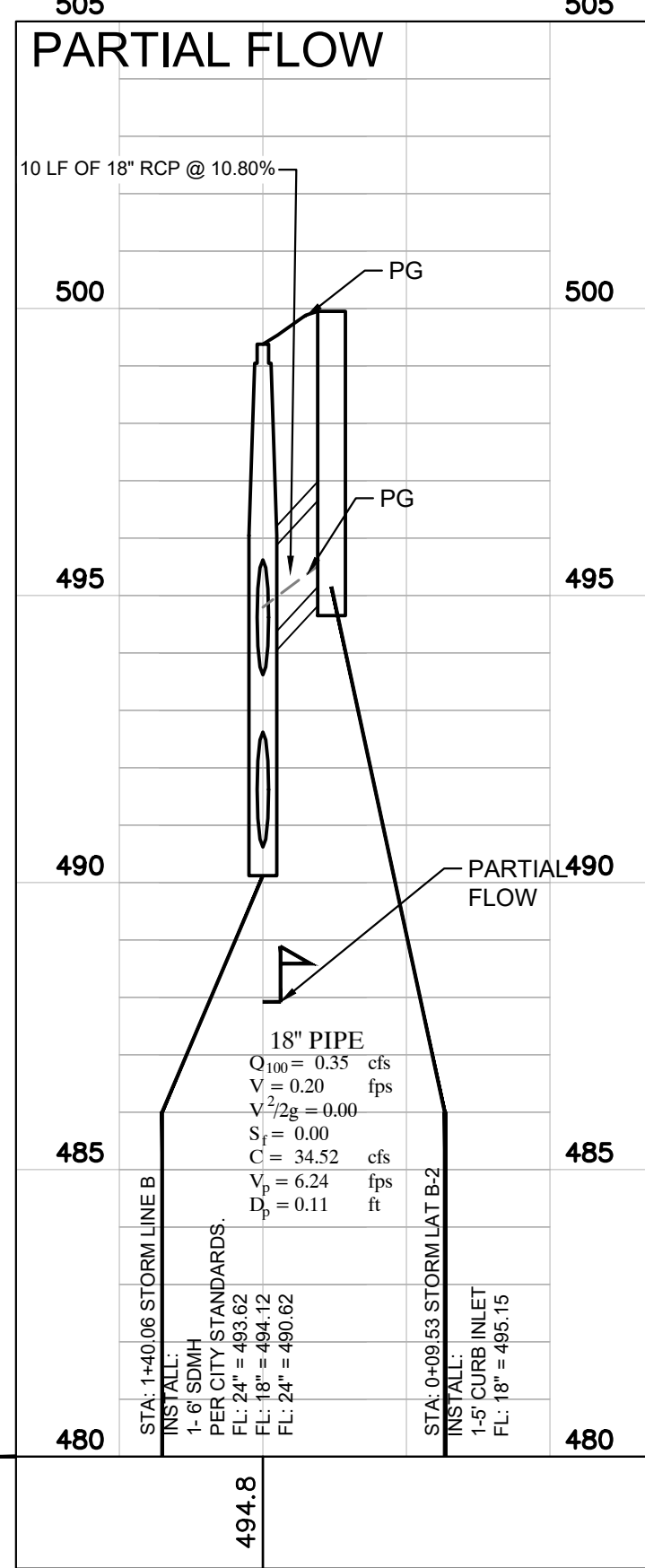
STORM LAT B-1.1



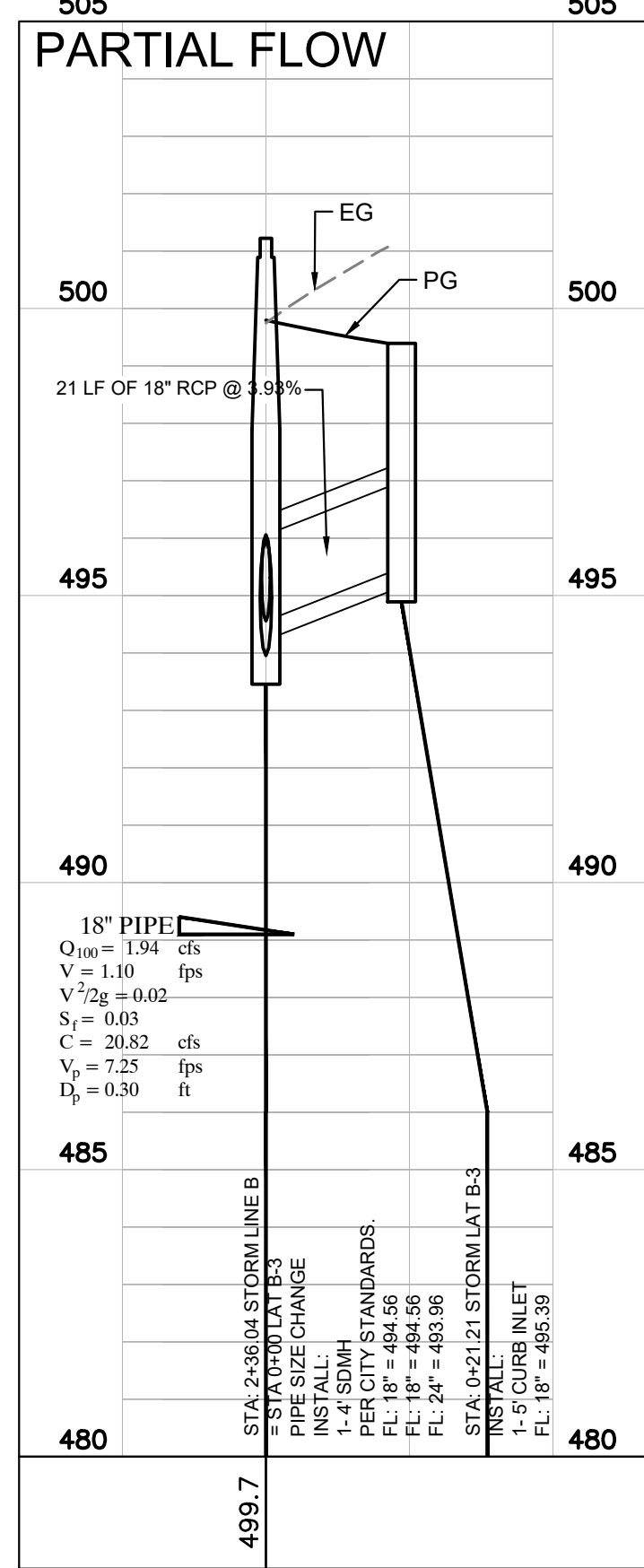
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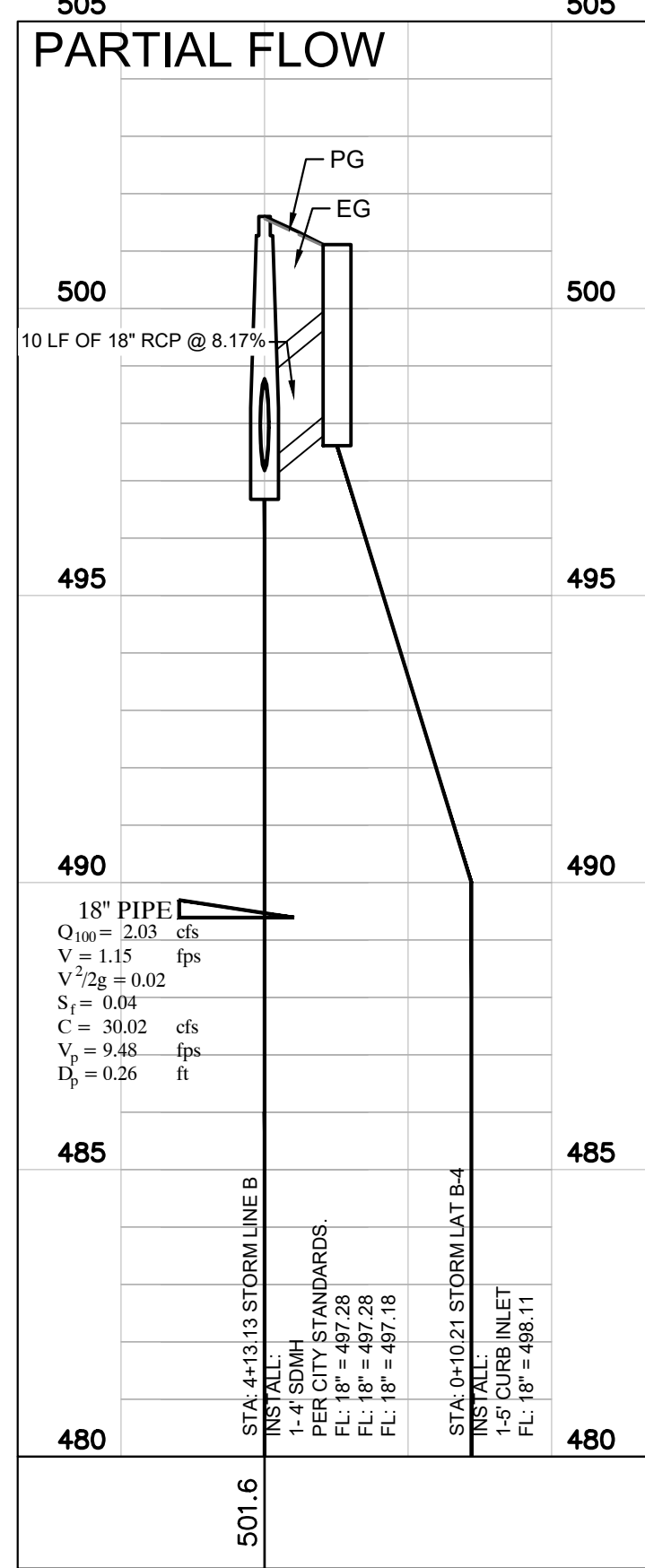
STORM LAT B-2



STORM LAT B-3



STORM LAT B-4



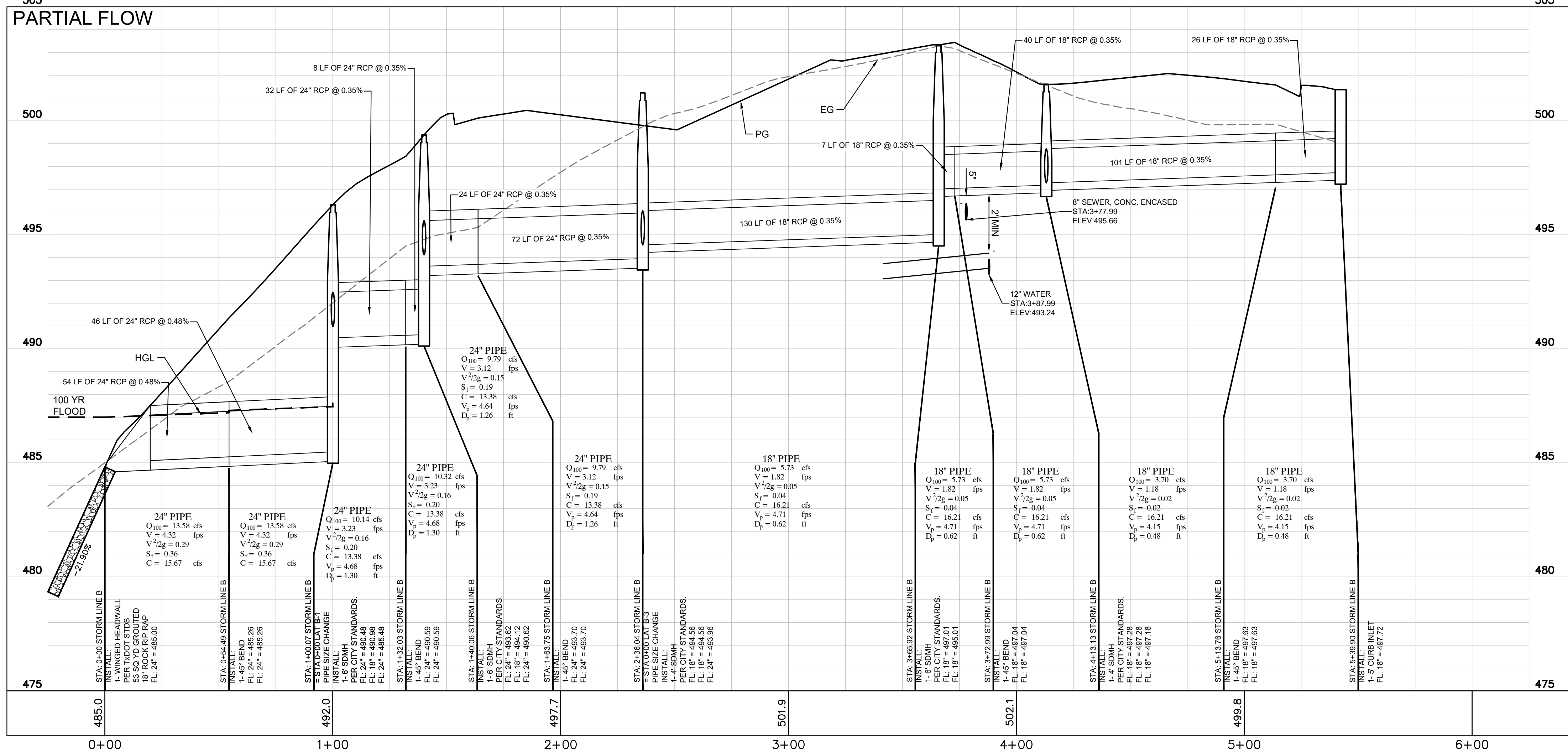
STORM DRAIN PROFILE

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 6/25/2025

SHEET  
C-13



STORM LINE B H: 1"=30' | V:1"=3'



RECORD DRAWINGS

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By: *Drew Donosky*

Date: 06/25/2025



DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX

STORM DRAIN PROFILE

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 6/25/2025

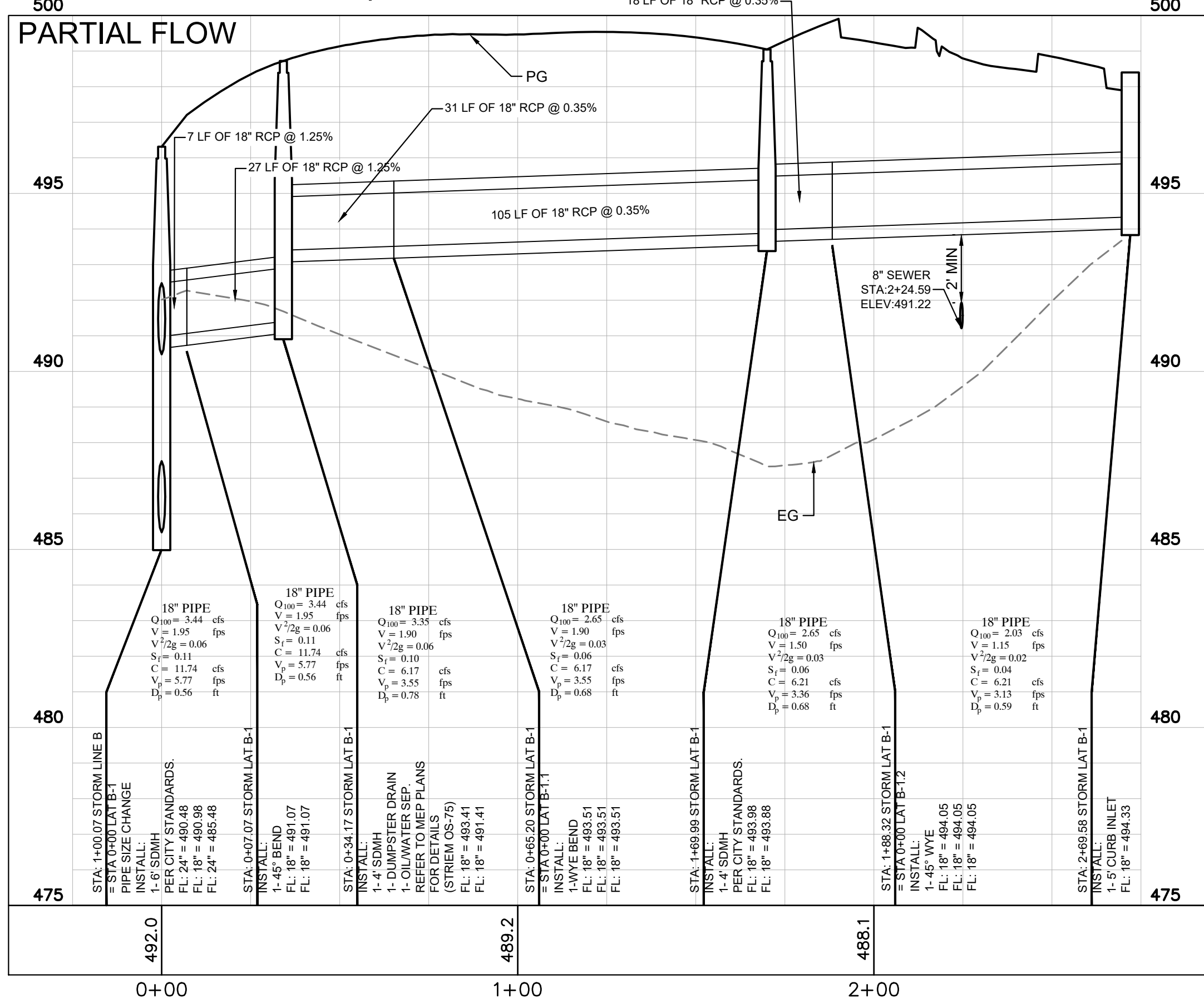
SHEET  
C-14

File No. 2022-002

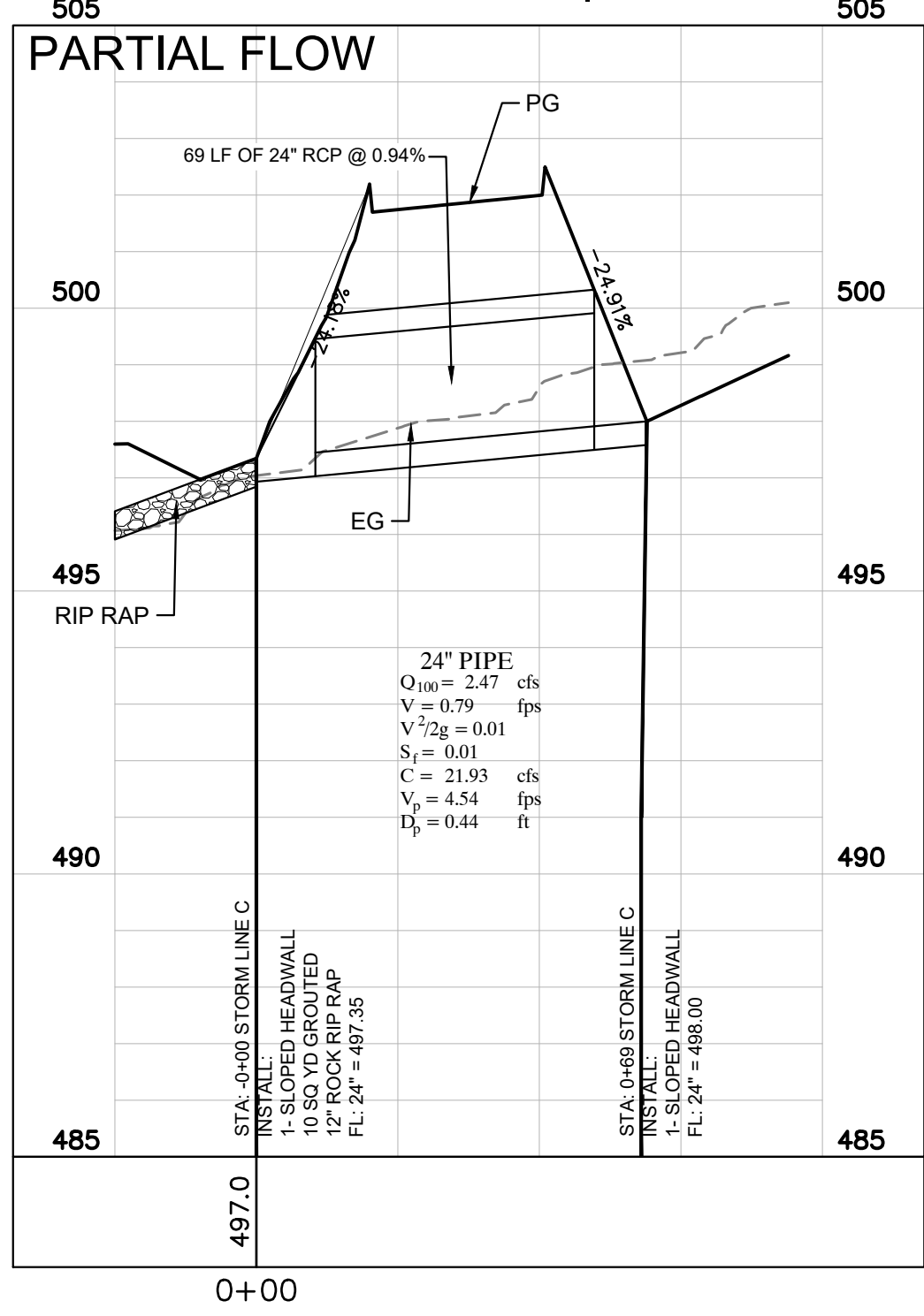
NO.	DATE	REVISION	BY
1	6/25/2024	WATER LINE UPDATE	MAJ
2	7/30/2024	COMM. CONDUITS	ASD
3	8/26/2024	WATER LINE	ASD
4	8/26/2024	WATER LINE	ASD
5	8/26/2024	WATER LINE	ASD
6	12/05/2024	IRRIGATION METER	ASD
7	3/05/2025	SIDEWALK RAMP	ASD
8	3/26/2025	RETAINING WALL	ASD
9	4/29/2025	PATIO REMOVAL	ASD



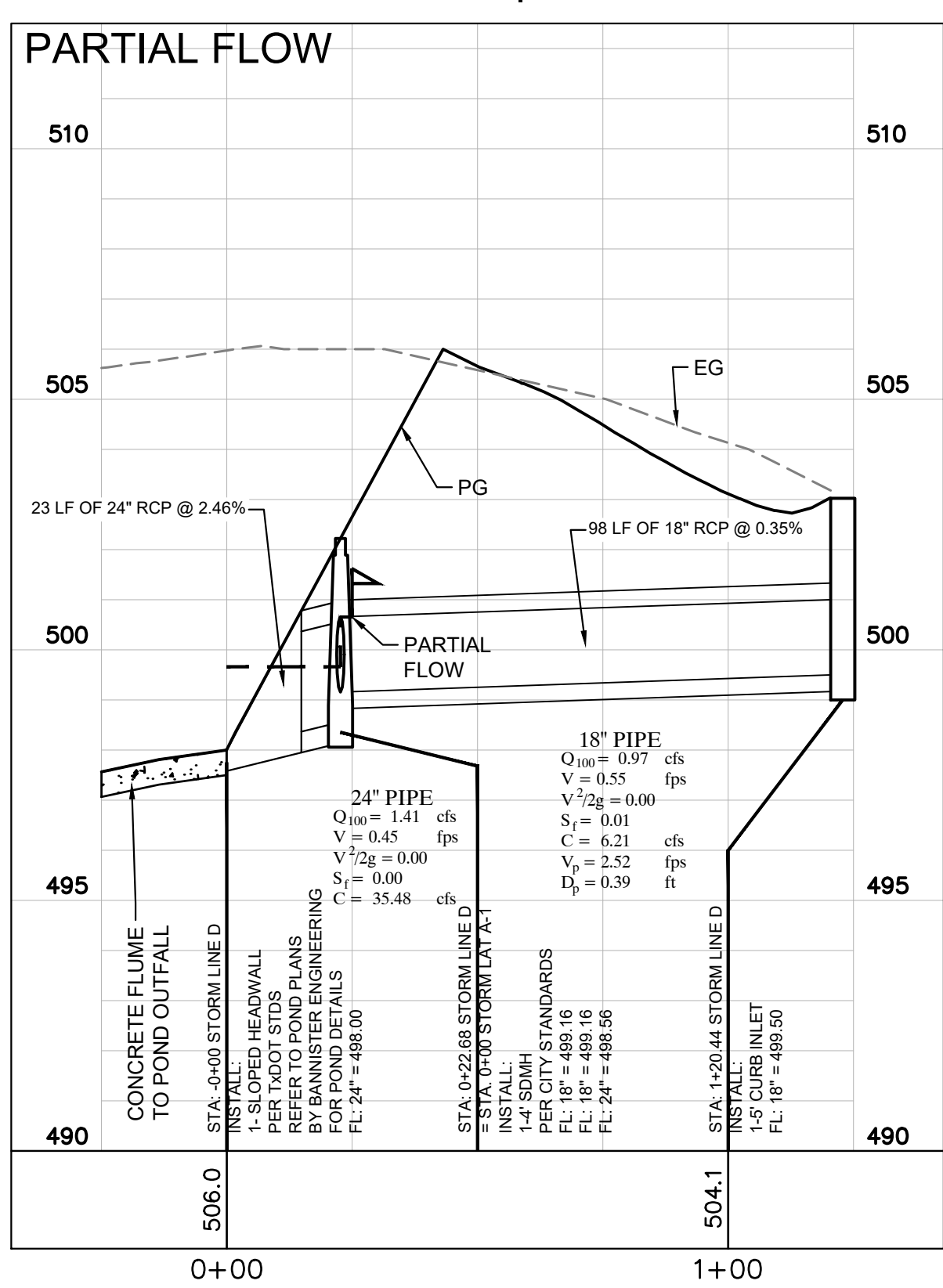
STORM LAT B-1 H: 1"=30' | V:1"=3'



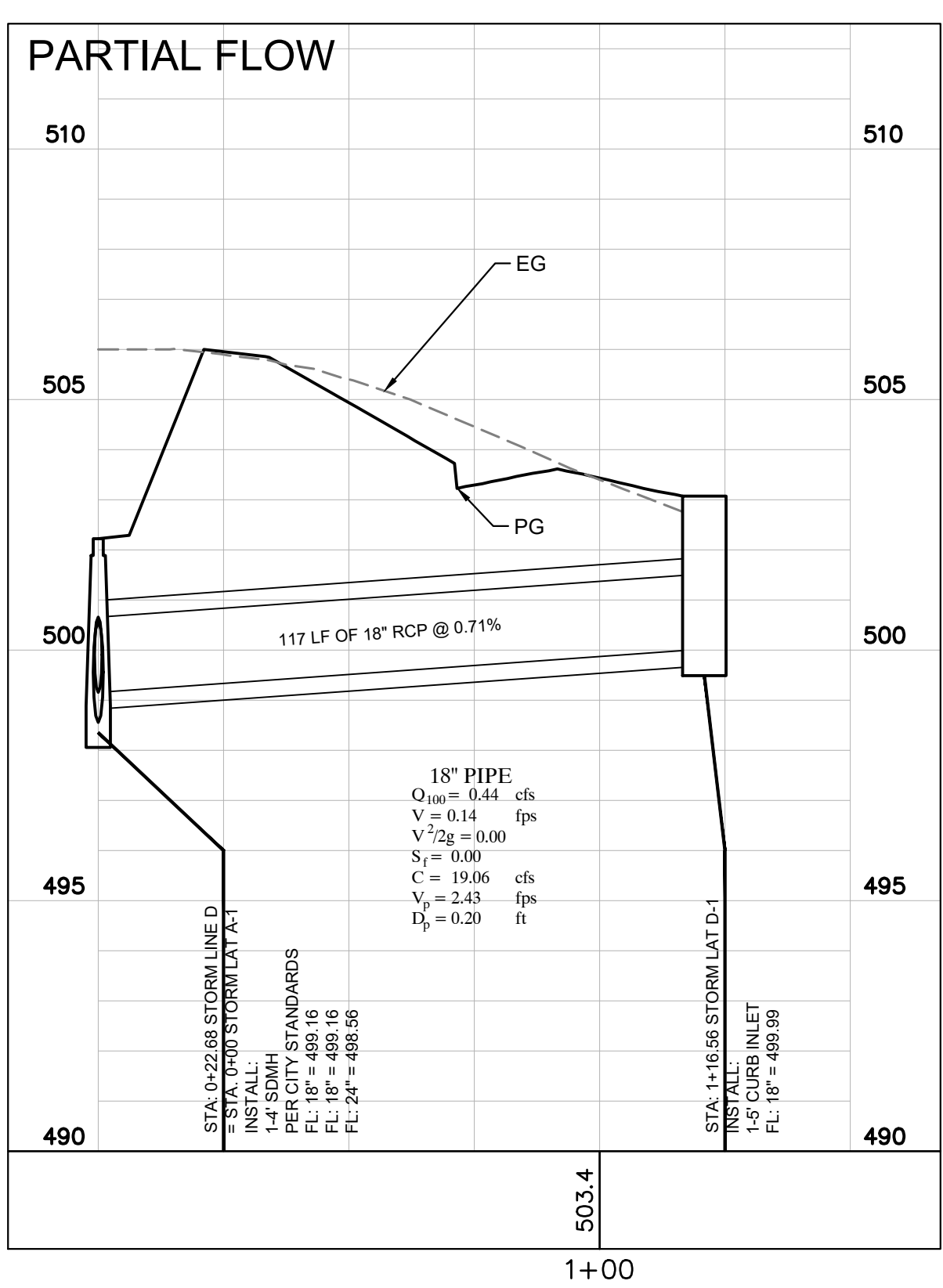
STORM LINE C H: 1"=30' | V:1"=3'



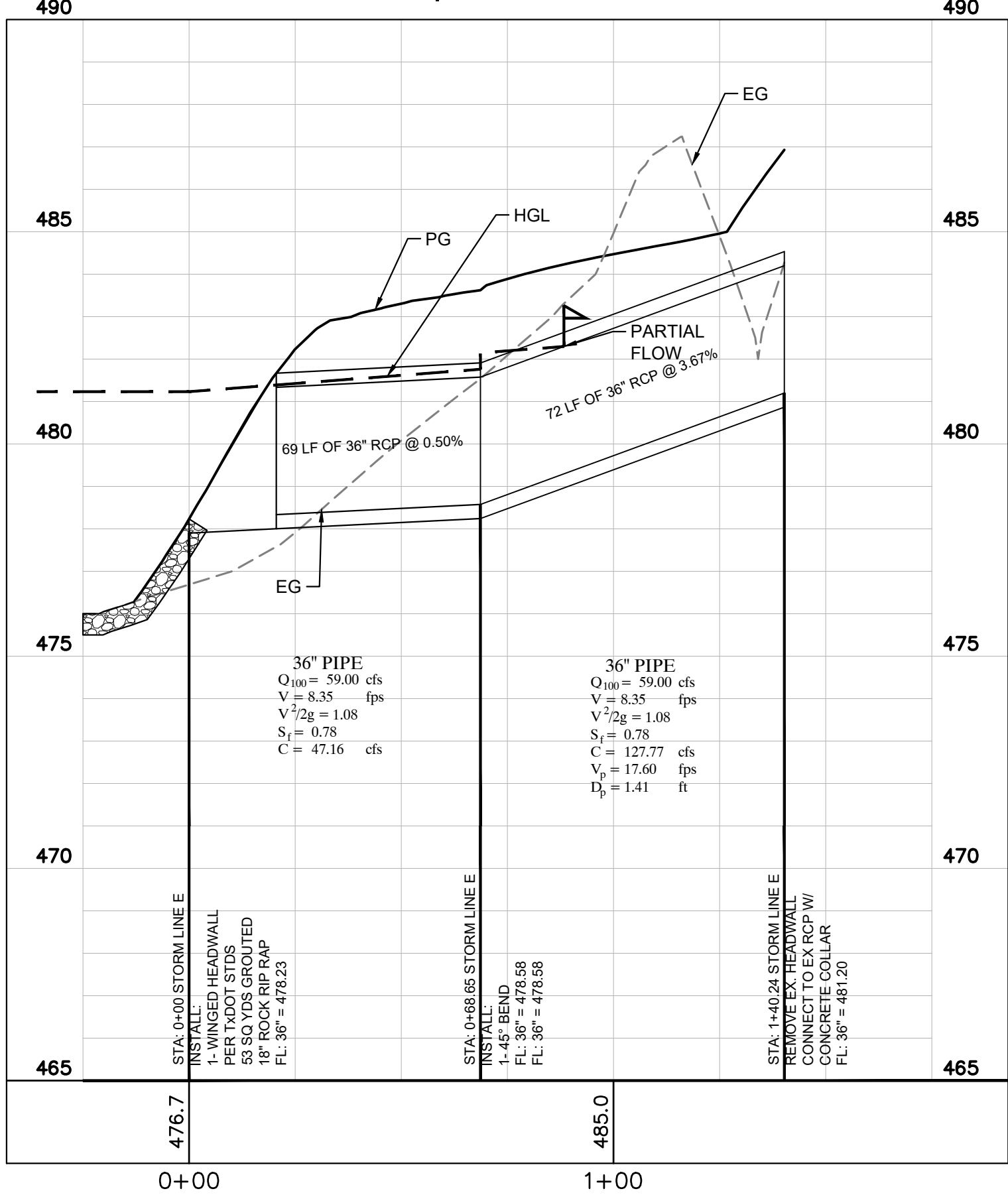
STORM LINE D H: 1"=30' | V:1"=3'



STORM LAT D-1



STORM LINE E H: 1"=30' | V:1"=3'



RECORD DRAWINGS

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By: *Drew Donosky* Date: 06/25/2025



DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX

STORM DRAIN PROFILE

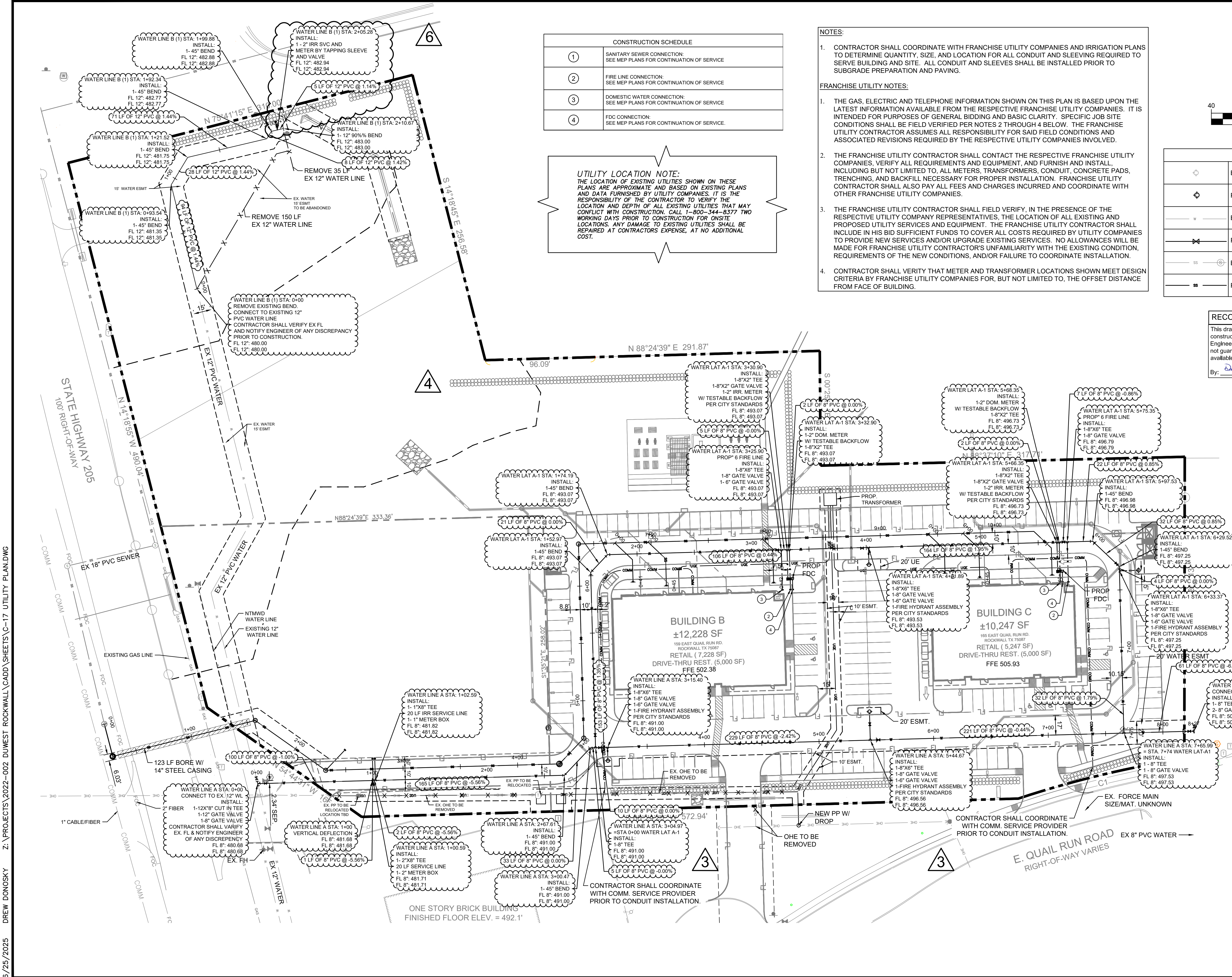
DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 6/25/2025

SHEET  
C-15



LINE	STA		INCREMENTAL AREA	CUMULATIVE AREA	RUNOFF COEFFICIENT	INCREMENTAL CA	CUMULATIVE CA	INLET TIME	FLOW TIME IN PIPE	TIME OF CONCENTRATION	INTENSITY	100 YR STORM DRAIN CALCULATIONS										ROUGHNESS	PIPE SLOPE	PIPE CAPACITY	V <sub>design</sub>	V <sub>full</sub>	Q/Q <sub>full</sub>	V/V <sub>full</sub>	d/D	Flow Depth	FRICTION SLOPE	H <sub>v</sub>	K <sub>t</sub>	H <sub>t</sub>	HGL		INVERT											
												DIST	TOTAL FLOW	DIA	SPAN	RISE	NUMBER	A	R	PIPE SLOPE	PIPE CAPACITY														V <sub>design</sub>	V <sub>full</sub>	Q/Q <sub>full</sub>	V/V <sub>full</sub>	d/D	Flow Depth	FRICTION SLOPE	H <sub>v</sub>	K <sub>t</sub>	H <sub>t</sub>	INCOMING PIPE	OUTGOING PIPE	INCOMING PIPE	OUTGOING PIPE
LINE A	0+00.00	HEADWALL		1.99			1.79		0.28	13.82			95.44	17.55	24		2	3.14	0.500	0.013	1.31%	25.94	5.59	8.26	0.677	1.07	0.60	2.00	8.85	0.60%	0.48					499.66		497.00										
	0+95.44	CURB INLET (A-1, OS-2)	1.04	0.95	0.90	0.94	0.86	10.00	0.07	13.54	9.80		15.00	8.38	21		1.75	2.41	0.438	0.013	0.35%	9.44	3.48	3.93	0.888	1.13	0.73	1.75	4.43	0.28%	0.19	0.75	0.36	500.60	500.23	498.50	498.25											
	1+10.44	45 DEGREE BEND	0.00	0.95	0.90	0.00	0.86	10.00		13.47	9.80		7.07	8.38	21		1.75	2.41	0.438	0.013	0.35%	9.44	3.48	3.93	0.888	1.13	0.73	1.75	4.43	0.28%	0.19	0.35	0.12	500.76	500.64	498.56	498.56											
	1+17.51	MANHOLE (R-A)	0.10	0.85	0.90	0.09	0.77	10.00	0.11	13.44	9.80		27.72	7.50	18		1.5	1.77	0.375	0.013	0.35%	6.21	4.24	3.52	1.206	1.00	1.00	1.50	3.52	0.51%	0.28	0.50	0.10	500.88	500.78	498.93	498.58											
	1+45.23	ROOF DRAIN (R-A)	0.13	0.72	0.90	0.12	0.65	10.00	0.32	13.33	9.80		69.11	6.35	18		1.5	1.77	0.375	0.013	0.35%	6.17	3.59	3.49	1.029	1.14	0.84	1.50	3.98	0.36%	0.20	0.75	0.21	501.23	501.02	499.03	499.03											
	2+14.34	MANHOLE	0.00	0.72	0.90	0.00	0.65	10.00	0.06	13.01	9.80		12.48	6.35	18		1.5	1.77	0.375	0.013	0.35%	6.17	3.59	3.49	1.029	1.14	0.84	1.50	3.98	0.36%	0.20	0.50	0.10	501.58	501.48	499.37	499.27											
	2+26.82	WYE DUMPSTER DRAIN	0.01	0.71	0.90	0.01	0.64	10.00	0.10	12.95	9.80		22.06	6.26	18		1.5	1.77	0.375	0.013	0.35%	6.21	3.54	3.52	1.008	1.14	0.82	1.50	4.01	0.35%	0.20	0.75	0.15	501.78	501.63	499.41	499.41											
	2+48.88	MANHOLE LAT A-1	0.16	0.55	0.90	0.14	0.50	10.00	0.07	12.85	9.80		12.13	4.85	18		1.5	1.77	0.375	0.013	0.35%	6.21	2.75	3.52	0.781	1.10	0.66	1.50	3.88	0.21%	0.12	0.75	0.11	501.96	501.85	499.59	499.49											
	2+61.01	45 DEGREE BEND	0.00	0.55	0.90	0.00	0.50	10.00	0.54	12.78	9.80		12.13	4.85	18		1.5	1.77	0.375	0.013	0.35%	6.21	2.75	3.52	0.781	1.10	0.66	1.50	3.88	0.21%	0.12	0.35	0.10	502.09	501.99	499.63	499.63											
	3+49.63	MANHOLE LAT A-2 (A-3, OS-3)	0.24	0.31	0.90	0.22	0.28	10.00	0.21	12.24	9.80		88.62	4.85	18		1.5	1.77	0.375	0.013	0.35%	6.21	2.75	3.52	0.781	1.10	0.66	1.50	3.88	0.21%	0.12	0.75	0.10	502.38	502.28	500.04	499.94											
3+69.16	45 DEGREE BEND	0.00	0.31	0.90	0.00	0.28	10.00	0.38	12.03	9.80		35.14	2.73	18		1.5	1.77	0.375	0.013	0.35%	6.21	1.55	3.52	0.440	0.96	0.46	1.50	3.39	0.07%	0.04	0.35	0.10	502.49	502.39	500.11	500.11												
4+04.30	MANHOLE	0.00	0.31	0.90	0.00	0.28	10.00	0.96	11.65	9.80		89.23	2.73	18		1.5	1.77	0.375	0.013	0.35%	6.26	1.55	3.54	0.437	0.96	0.46	1.50	3.41	0.07%	0.04	0.50	0.10	502.61	502.51	500.33	500.23												
4+93.53	45 DEGREE BEND	0.00	0.31	0.90	0.00	0.28	10.00	0.69	10.69	9.80		63.63	2.73	18		1.5	1.77	0.375	0.013	0.35%	6.21	1.55	3.52	0.440	0.96	0.46	1.50	3.39	0.07%	0.04	0.35	0.10	502.77	502.67	500.65	500.65												
5+57.16	CURB INLET (A-4)	0.31		0.90	0.28		10.00		10.00	9.80								1.77	0.375	0.013	0.35%	6.21	1.55	3.52	0.440	0.96	0.46	1.50	3.39	0.07%	0.04	1.25	0.10	502.92	502.82		500.87											
LAT A-1	0+00.00	WYE								10.30																									501.96		499.59											
	0+12.87	45 DEGREE BEND	0.00	0.16	0.90	0.00	0.14	10.00	0.27	10.03	9.80		12.87	1.41	18		1.5	1.77	0.375	0.013	6.45%	26.68	0.80	15.10	0.053	0.52	0.15	1.50	7.80	0.02%	0.01	0.35	0.10	502.06	501.96	500.42	500.42											
	0+28.95	CURB INLET	0.16	0.16	0.90	0.14	0.14	10.00	0.03	10.00	9.80		16.08	1.41	18		1.5	1.77	0.375	0.013	6.45%	26.68	0.80	15.10	0.053	0.52	0.15	0.23	7.80	0.02%	0.01	1.25	0.10	502.17	502.07		501.46											
LAT A-2	0+00.00	WYE		0.24			0.22		0.05	10.05			28.19	2.12	18		1.5	1.77	0.375	0.013	6.72%	27.23	1.20	15.41	0.078	0.58	0.18	0.27	8.90	0.04%	0.02			502.38		500.04												
	0+28.19	CURB INLET	0.24		0.90	0.22		10.00		10.00	9.80																						502.49	502.39		501.94												
LINE B	0+00.00	HEADWALL		1.54			1.39		0.21	12.02			54.49	13.58	24		2	3.14	0.500	0.013	0.48%	15.67	4.32	4.99	0.867	1.12	0.71	2.00	5.60	0.36%	0.29					487.00		485.00										
	0+54.49	45 DEGREE BEND	0.00	1.54	0.90	0.00	1.39	10.00	0.18	11.81	9.80		45.58	13.58	24		2	3.14	0.500	0.013	0.48%	15.67	4.32	4.99	0.867	1.12	0.71	2.00	5.60	0.36%	0.29	0.35	0.10	487.30	487.20	485.26	485.26											
	1+00.07	MANHOLE LAT B-1	0.39	1.15	0.90	0.35	1.04	10.00	0.11	11.63	9.80		31.96	10.14	24		2	3.14	0.500	0.013	0.35%	13.38	3.23	4.26	0.758	1.10	0.65	1.30	4.68	0.20%	0.16	0.75	0.17	487.63	487.46	490.48	485.48											
	1+32.03	45 DEGREE BEND	0.00	1.15	0.90	0.00	1.04	10.00	0.03	11.52	9.80		8.03	10.14	24		2	3.14	0.500	0.013	0.35%	13.38	3.23	4.26	0.758	1.10	0.65	1.30	4.68	0.20%	0.16	0.35	0.10	487.79	487.69	490.59	490.59											
	1+40.06	MANHOLE LAT B-2	0.04	1.11	0.90	0.04	1.00	10.00	0.09	11.49	9.80		23.69	9.79	24		2	3.14	0.500	0.013	0.35%	13.38	3.12	4.26	0.732	1.09	0.63	1.26	4.64	0.19%	0.15	0.75	0.10	487.91	487.81	493.62	490.62											
	1+63.75	45 DEGREE BEND	0.00	1.11	0.90	0.00	1.00	10.00	0.26	11.40	9.80		72.29	9.79	24		2	3.14	0.500	0.013	0.35%	13.38	3.12	4.26	0.732	1.09	0.63	1.26	4.64	0.19%	0.15	0.35	0.10	488.05	487.95	493.70	493.70											
	2+36.04	MANHOLE LAT B-3 (ROOF DRAINS)	0.46	0.65	0.90	0.41	0.59	10.0																																								





CONSTRUCTION SCHEDULE	
①	SANITARY SEWER CONNECTION: SEE MEP PLANS FOR CONTINUATION OF SERVICE
②	FIRE LINE CONNECTION: SEE MEP PLANS FOR CONTINUATION OF SERVICE
③	DOMESTIC WATER CONNECTION: SEE MEP PLANS FOR CONTINUATION OF SERVICE
④	FDC CONNECTION: SEE MEP PLANS FOR CONTINUATION OF SERVICE.

**UTILITY LOCATION NOTE:**  
THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND BASED ON EXISTING PLANS AND DATA FURNISHED BY UTILITY COMPANIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES THAT MAY CONFLICT WITH CONSTRUCTION. CALL 1-800-344-6377 TWO WORKING DAYS PRIOR TO CONSTRUCTION FOR ONSITE LOCATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE, AT NO ADDITIONAL COST.

File No.	2022-002
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5/25/2025      DREW DONOSKY      Z:\PROJECTS\2022-002 DUWEST ROCKWALL\CADD\SHEETS\C-17 UTILITY PLAN.DWG

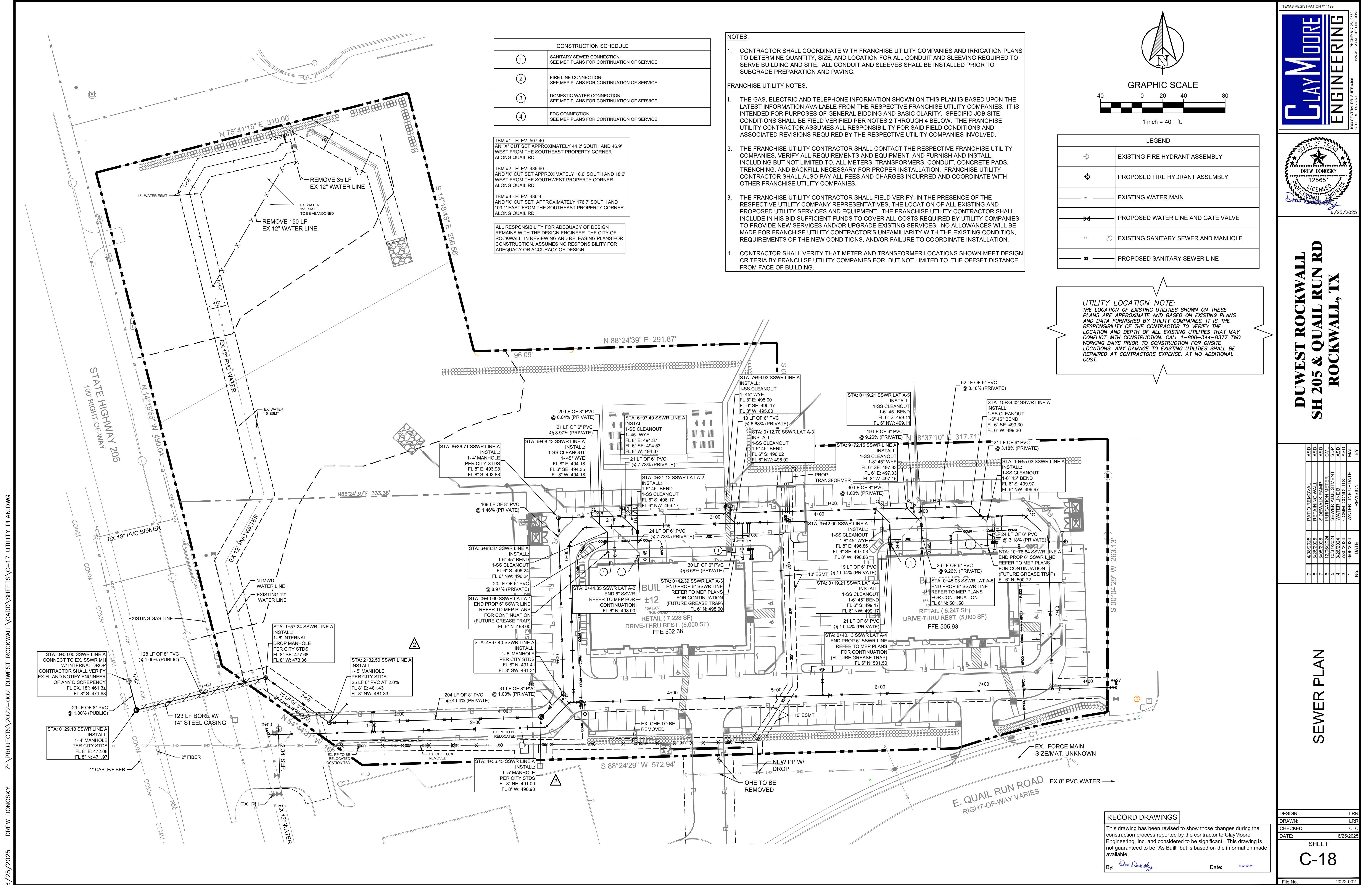
**TBM #1 - ELEV: 507.40**  
AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOUTHEAST PROPERTY CORNER ALONG QUAID RD.

**TBM #2 - ELEV: 489.60**  
AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6' WEST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAID RD.

**TBM #3 - ELEV: 488.4**  
AND "X" CUT SET APPROXIMATELY 176.7' SOUTH AND 103.1' EAST FROM THE SOUTHEAST PROPERTY CORNER ALONG QUAID RD.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF CHICAGO, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.



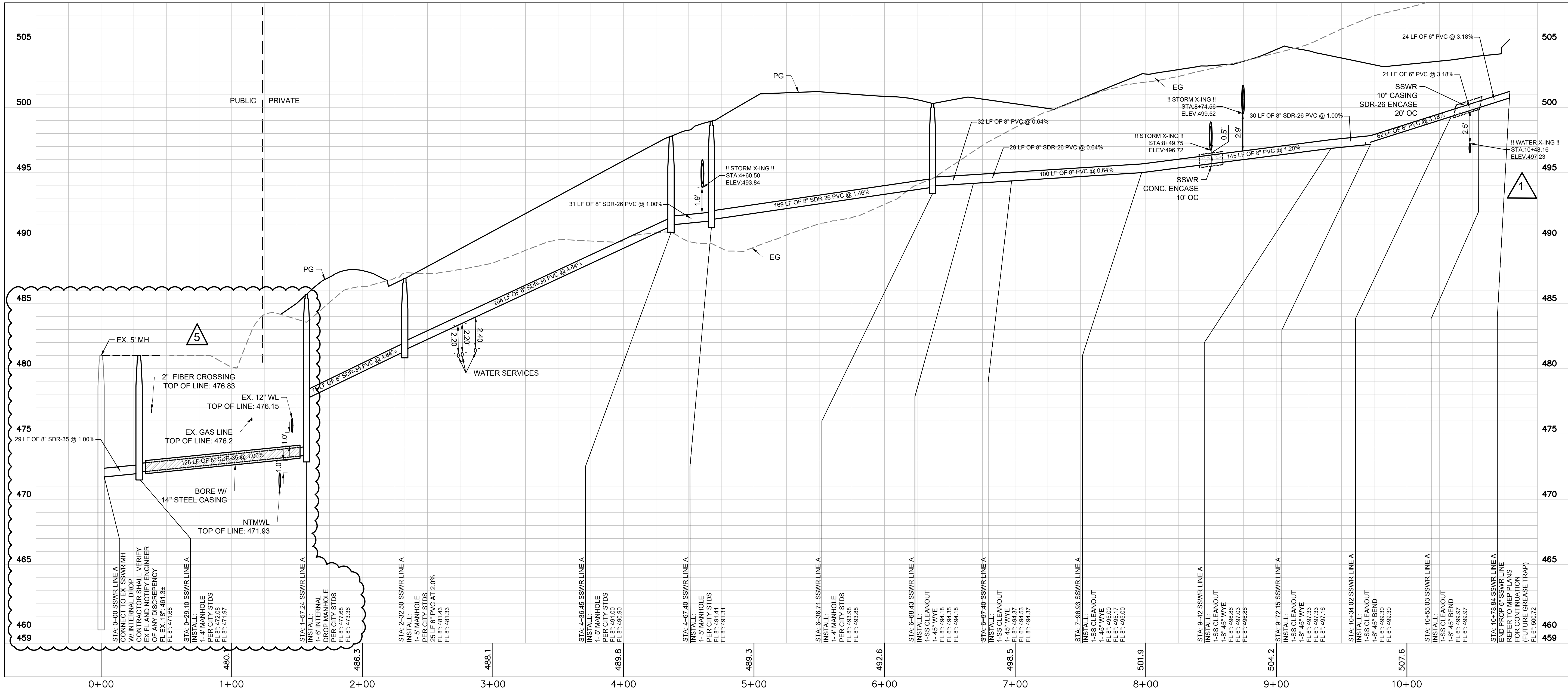




6/25/2025 DREW DONOSKY Z:\PROJECTS\2022-002 DUWEST ROCKWALL\CADD\SHEET'S\C-21 UTILITY PROFILE ( 3 OF 3).DWG

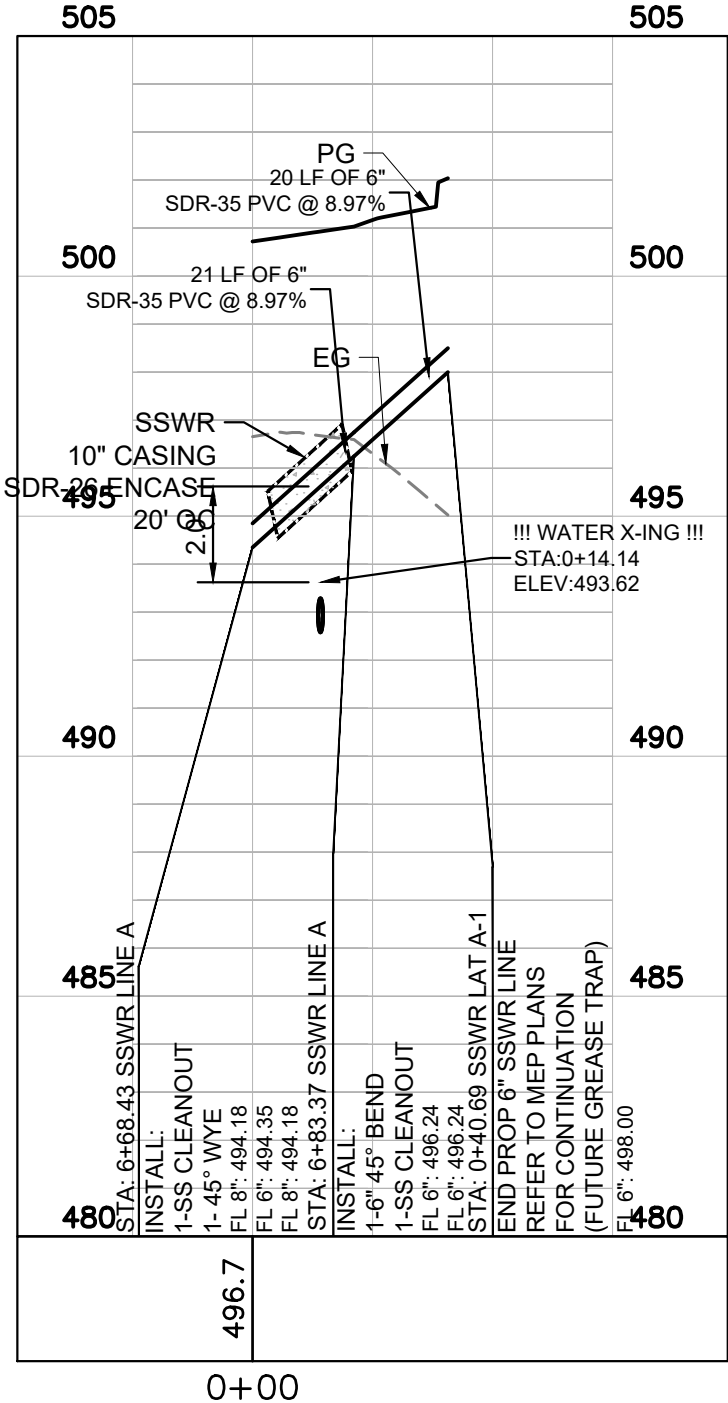
SSWR LINE A

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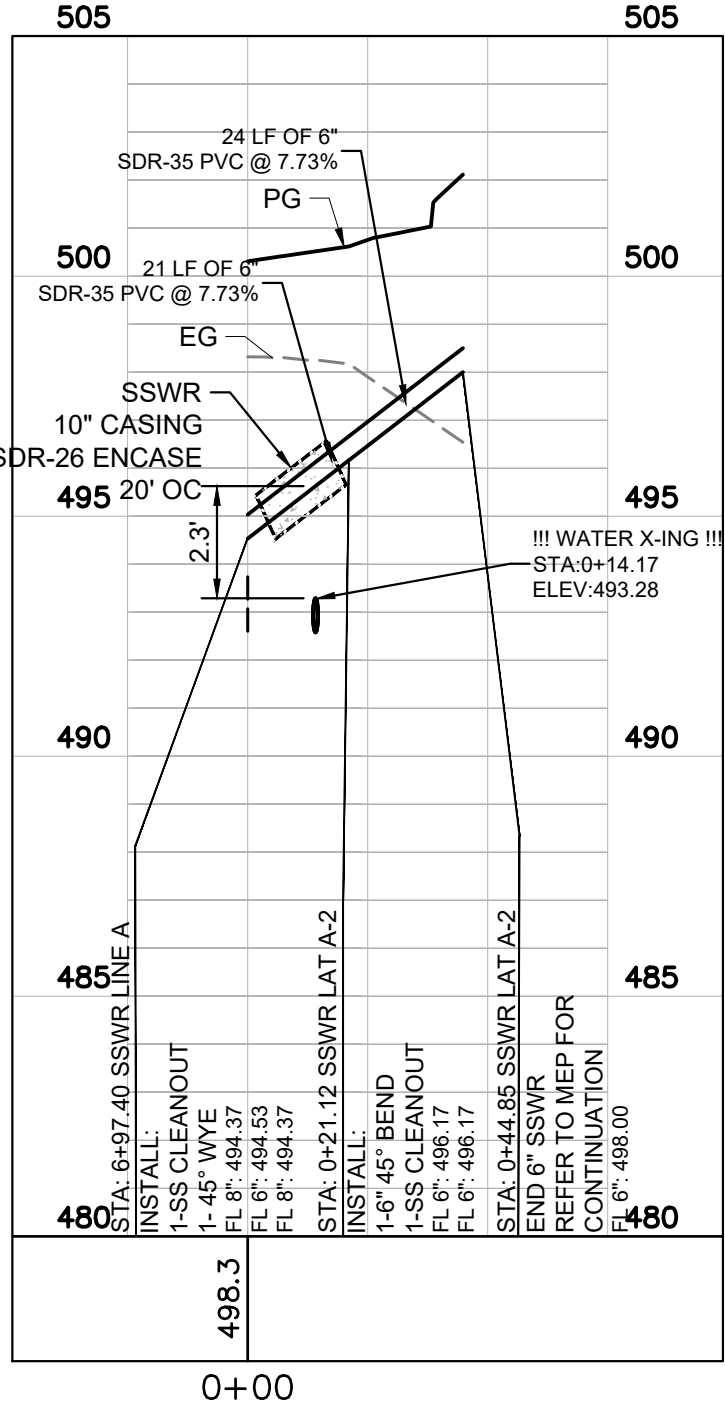


H= 1"= 40'  
V=1"=4'

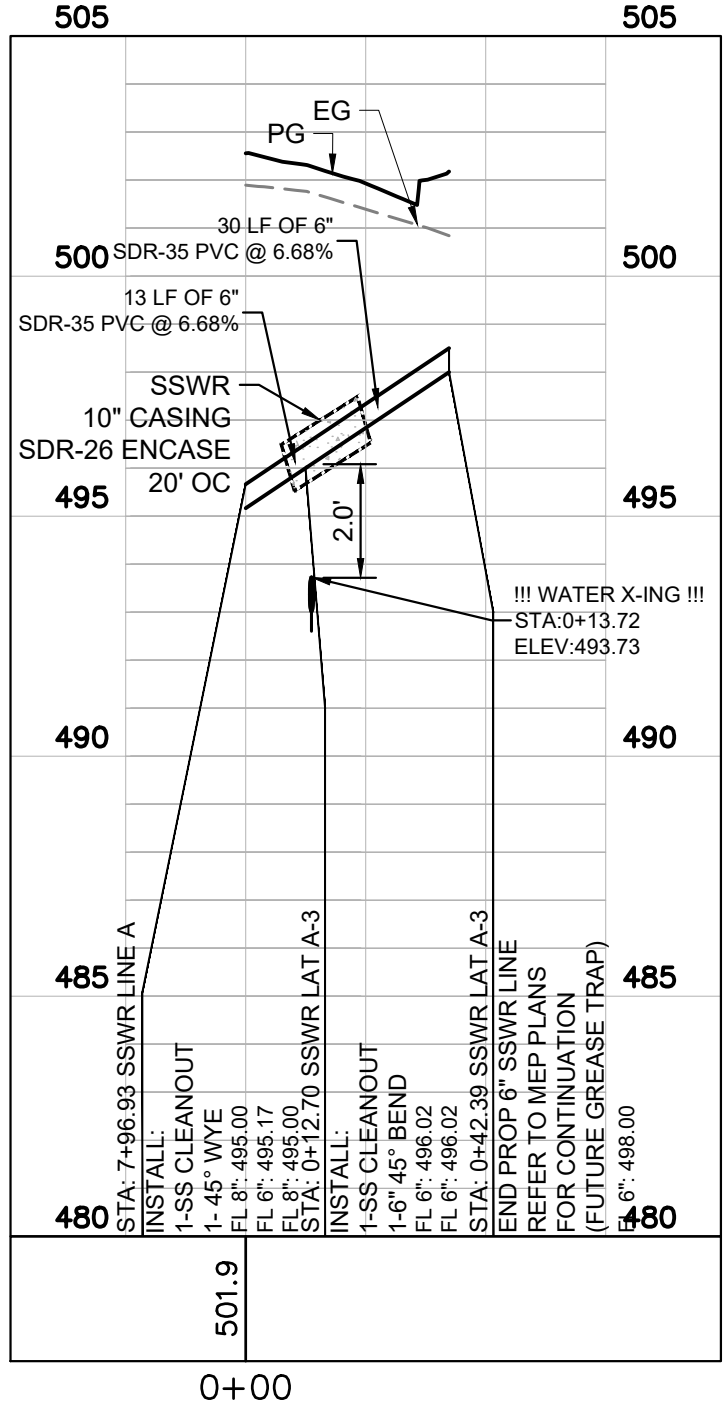
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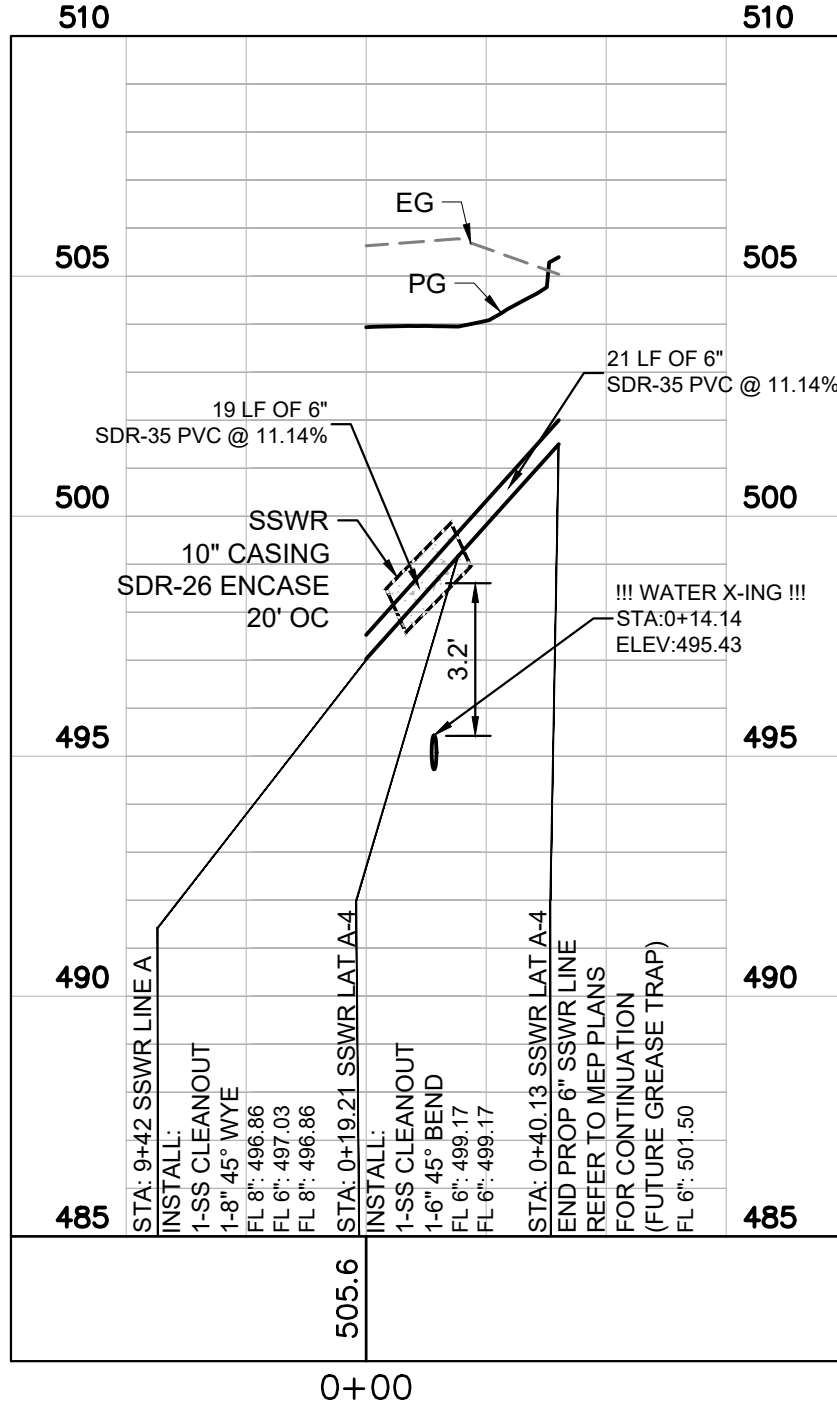
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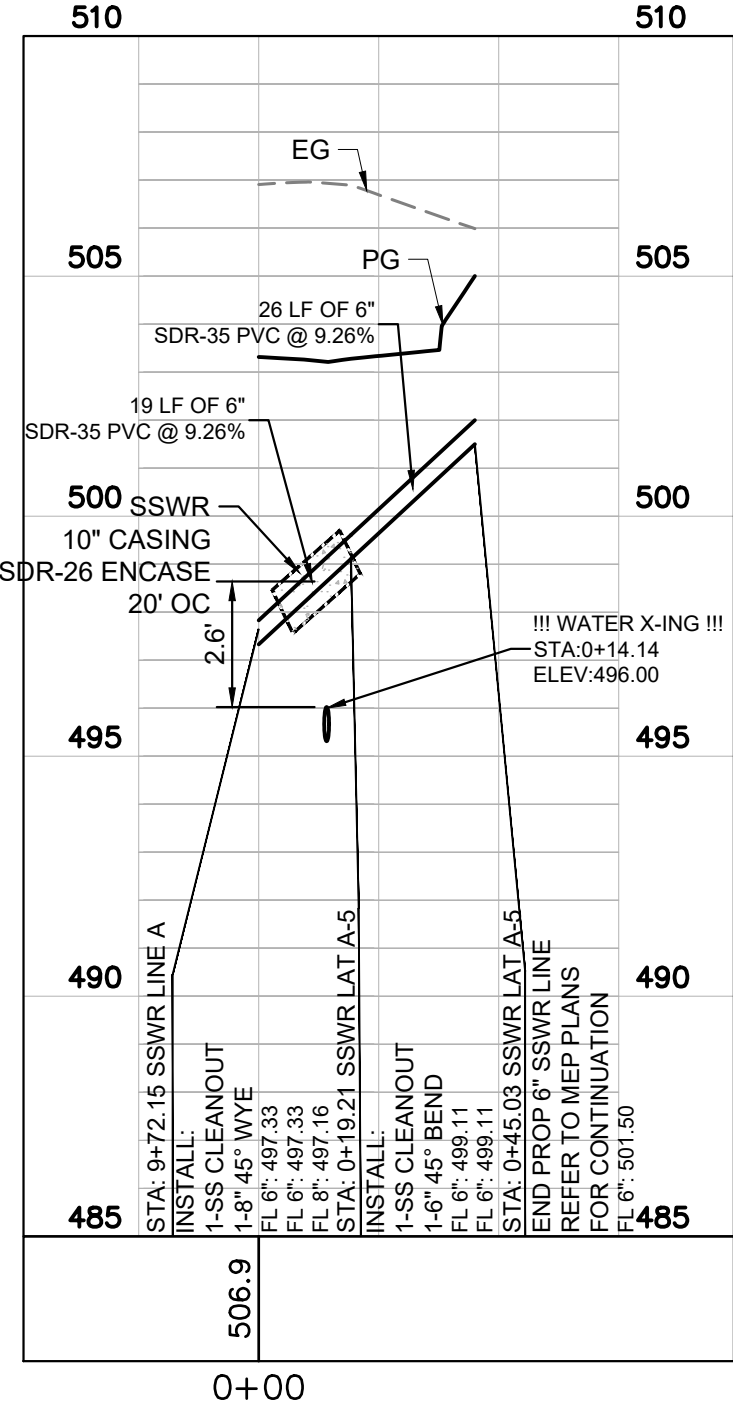
SSWR LAT A-3



SSWR LAT A-4



SSWR LAT A-5



RECORD DRAWINGS

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By: *Drew Donosky* Date: 6/25/2025

TBM #1 - ELEV. 507.40  
AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOUTHEAST PROPERTY CORNER ALONG QUAIL RD.  
TBM #2 - ELEV. 489.60  
AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6' WEST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAIL RD.  
TBM #3 - ELEV. 486.4  
AND "X" CUT SET APPROXIMATELY 176.7' SOUTH AND 103.1' EAST FROM THE SOUTHEAST PROPERTY CORNER ALONG QUAIL RD.

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



DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX

NO.	DATE	REVISION	BY
1	6/25/2025	DATE REMOVAL	ASD
2	6/25/2025	REINFORCING WALL	ASD
3	6/25/2025	RETAINING WALL	ASD
4	6/25/2025	IRRIGATION METER	ASD
5	6/25/2025	CONCRETE ELEMENT	ASD
6	6/25/2025	WATER LINE B	ASD
7	6/25/2025	COM. CONDUITS	ASD
8	6/25/2025	WATER LINE UPDATE	ASD

UTILITY PROFILE ( 1 OF 3 )

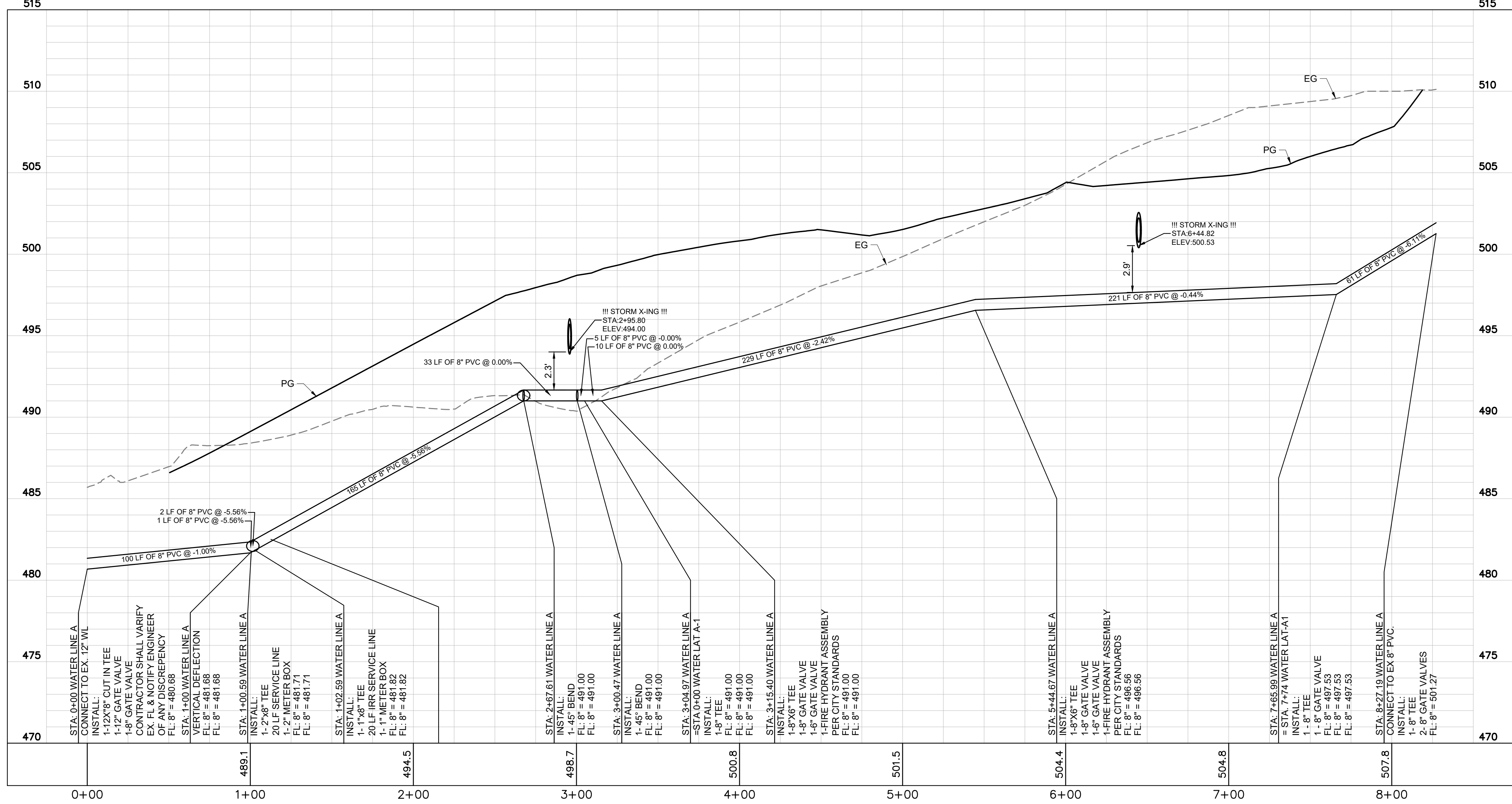
DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 6/25/2025

SHEET  
C-19

File No. 2022-002



WATER LINE A H= 1"= 40' V=1"=4'



RECORD DRAWINGS

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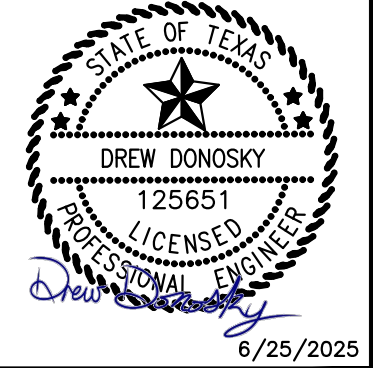
By: *Drew Donosky* Date: 06/25/2025

TBM #1 - ELEV: 507.40  
AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOTUH EAST PROPERTY CORNER ALONG QUAL RD.

TBM #2 - ELEV: 499.60  
AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6' WEST FROM THE SOTUWEST PROPERTY CORNER ALONG QUAL RD.

TBM #3 - ELEV: 486.4  
AND "X" CUT SET APPROXIMATELY 176.7' SOUTH AND 103.1' EAST FROM THE SOTUH EAST PROPERTY CORNER ALONG QUAL RD.

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DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX

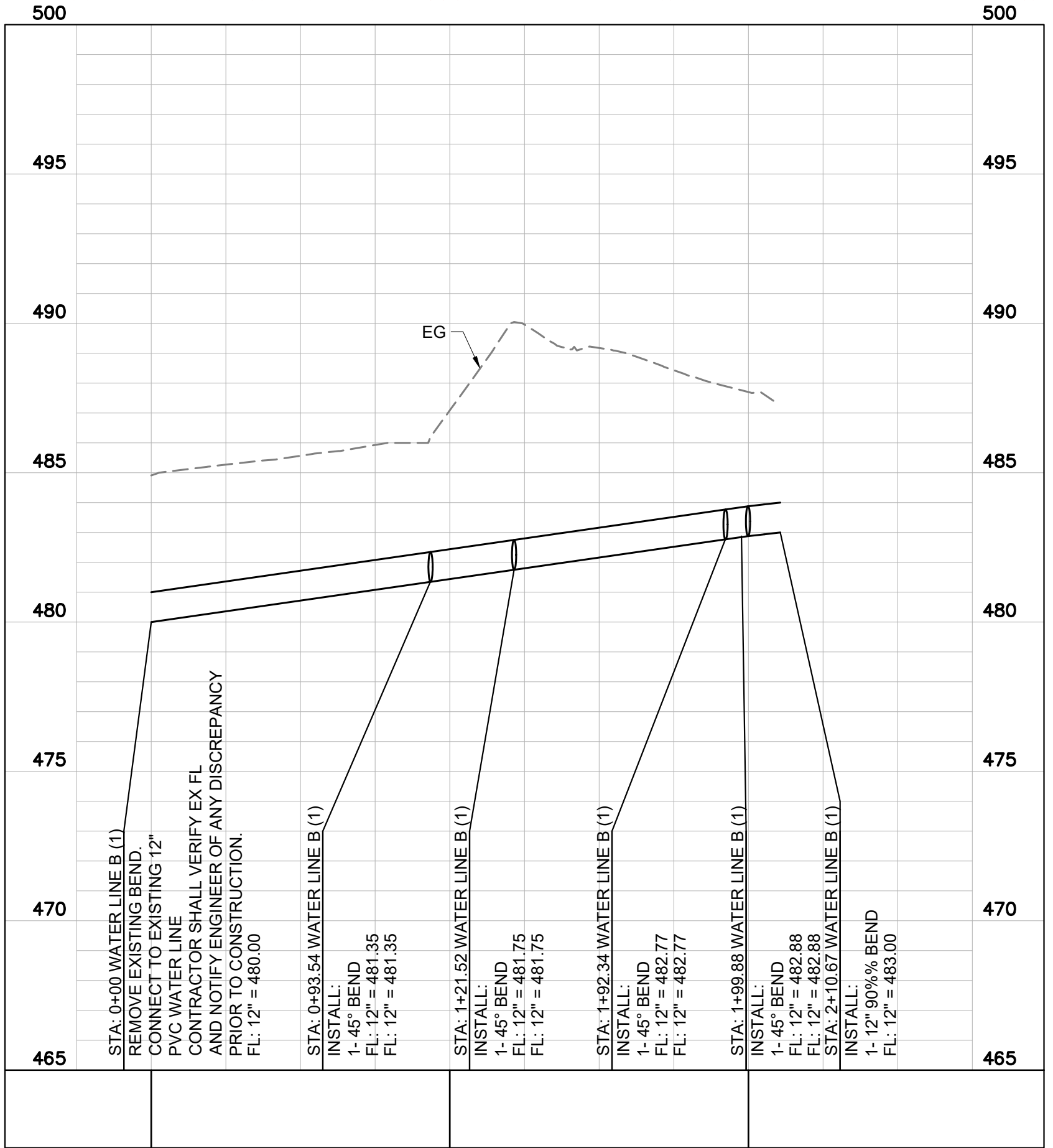
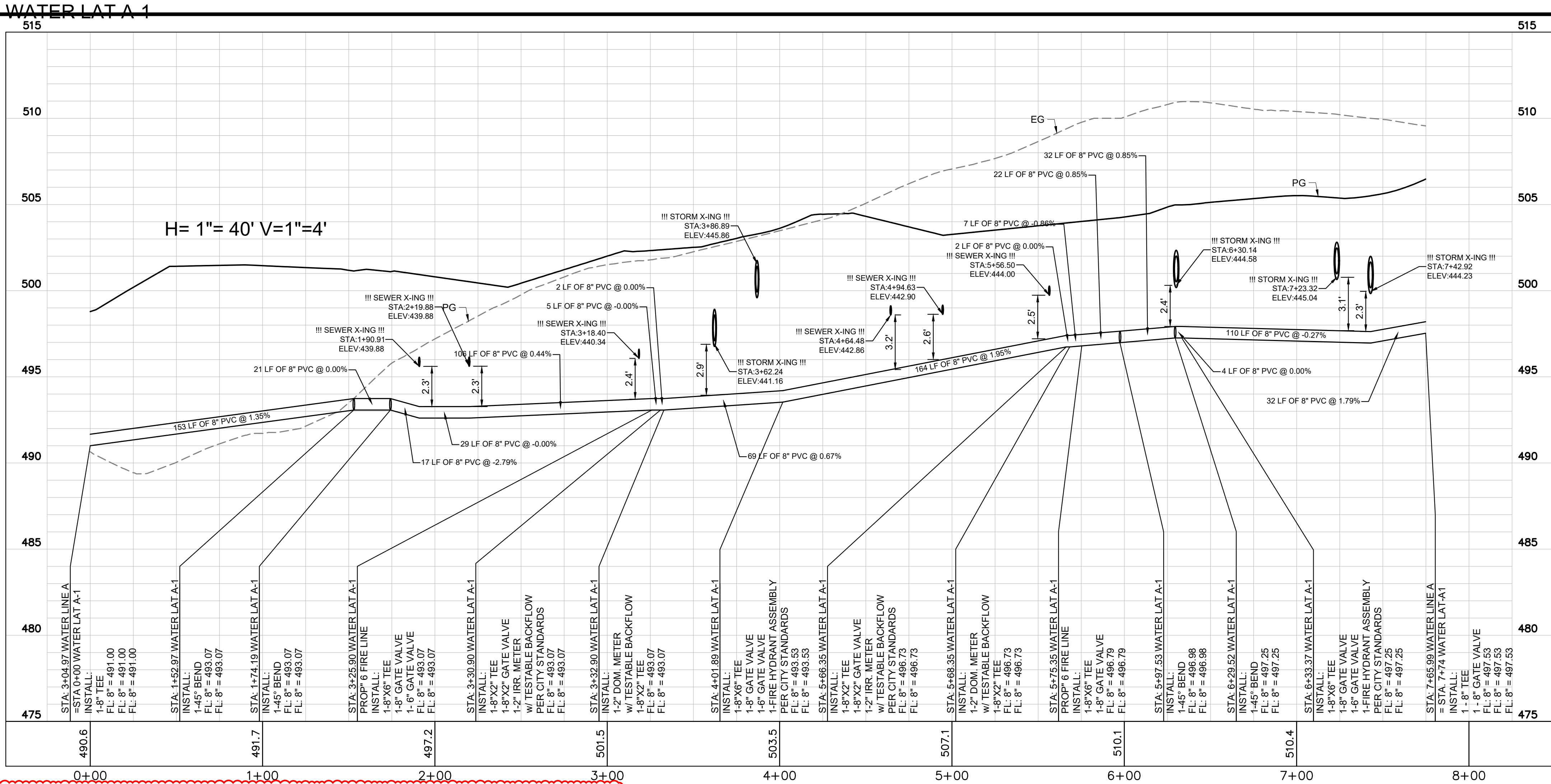
UTILITY PROFILE ( 2 OF 3)

NO.	DATE	REVISION	BY
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1	5/1/2025	RETAINING WALL	ASD
2	5/1/2025	SIDEWALK RAMP	ASD
3	5/1/2025	IRRIGATION METER	CLC
4	5/1/2025	CONCRETE FENCE	CLC
5	5/1/2025	WATER LINE B	ASD
6	5/1/2025	COMB. CONDUITS	ASD
7	5/1/2025	WATER LINE UPDATE	ASD
8	5/1/2025	MAIL	ASD

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 6/25/2025

SHEET  
C-20





RECORD DRAWINGS

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By: *Drew Donosky*

Date: 06/25/2025

TBM #1 - ELEV: 507.40  
AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOTUH EAST PROPERTY CORNER ALONG QUAL RD.

TBM #2 - ELEV: 489.60  
AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6' WEST FROM THE SOTUWEST PROPERTY CORNER ALONG QUAL RD.

TBM #3 - ELEV: 486.4  
AND "X" CUT SET APPROXIMATELY 176.7' SOUTH AND 103.1' EAST FROM THE SOTUH EAST PROPERTY CORNER ALONG QUAL RD.

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



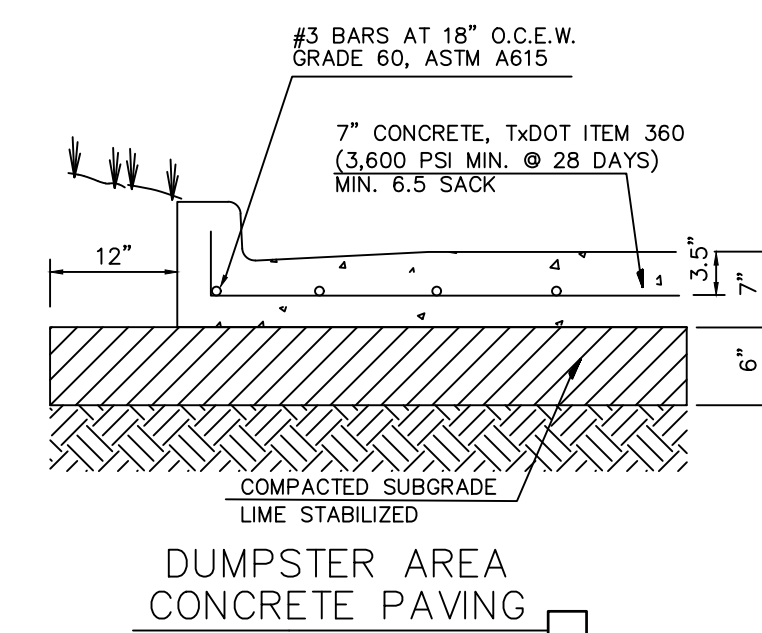
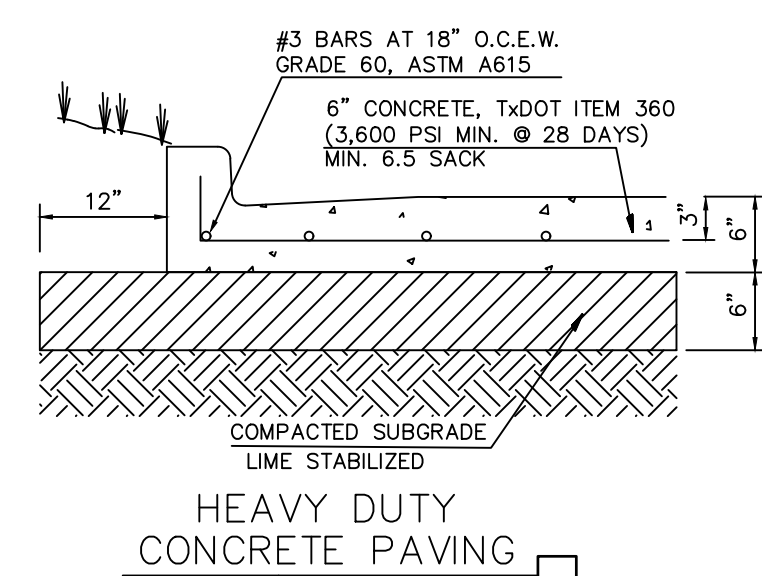
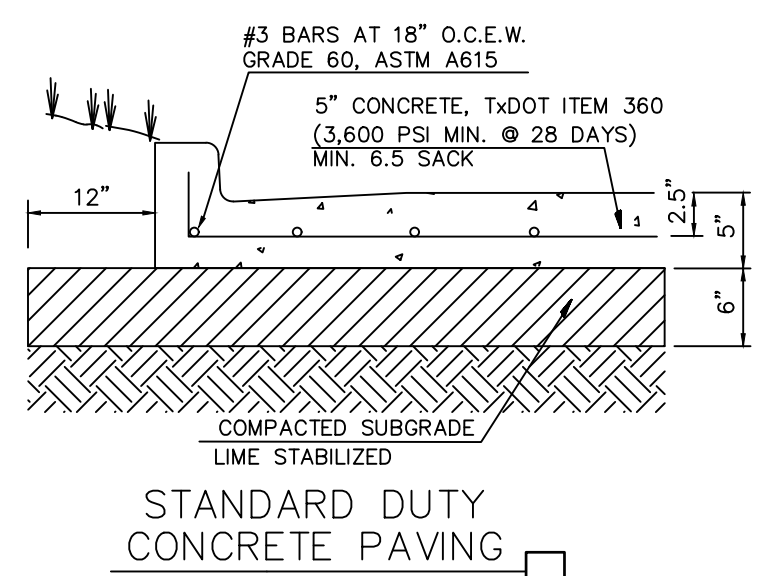
DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX

UTILITY PROFILE ( 3 OF 3 )

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 6/25/2025

SHEET  
C-21



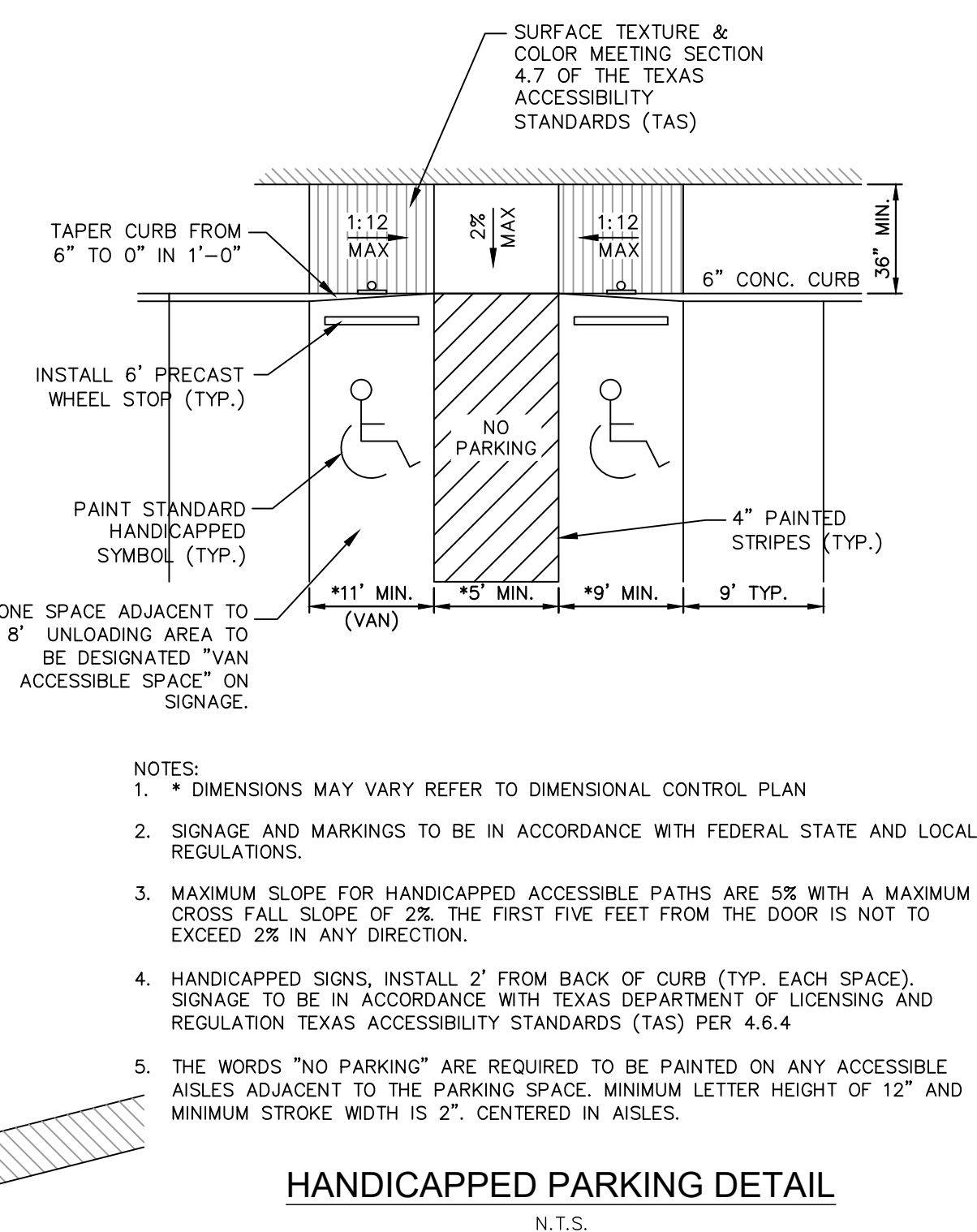
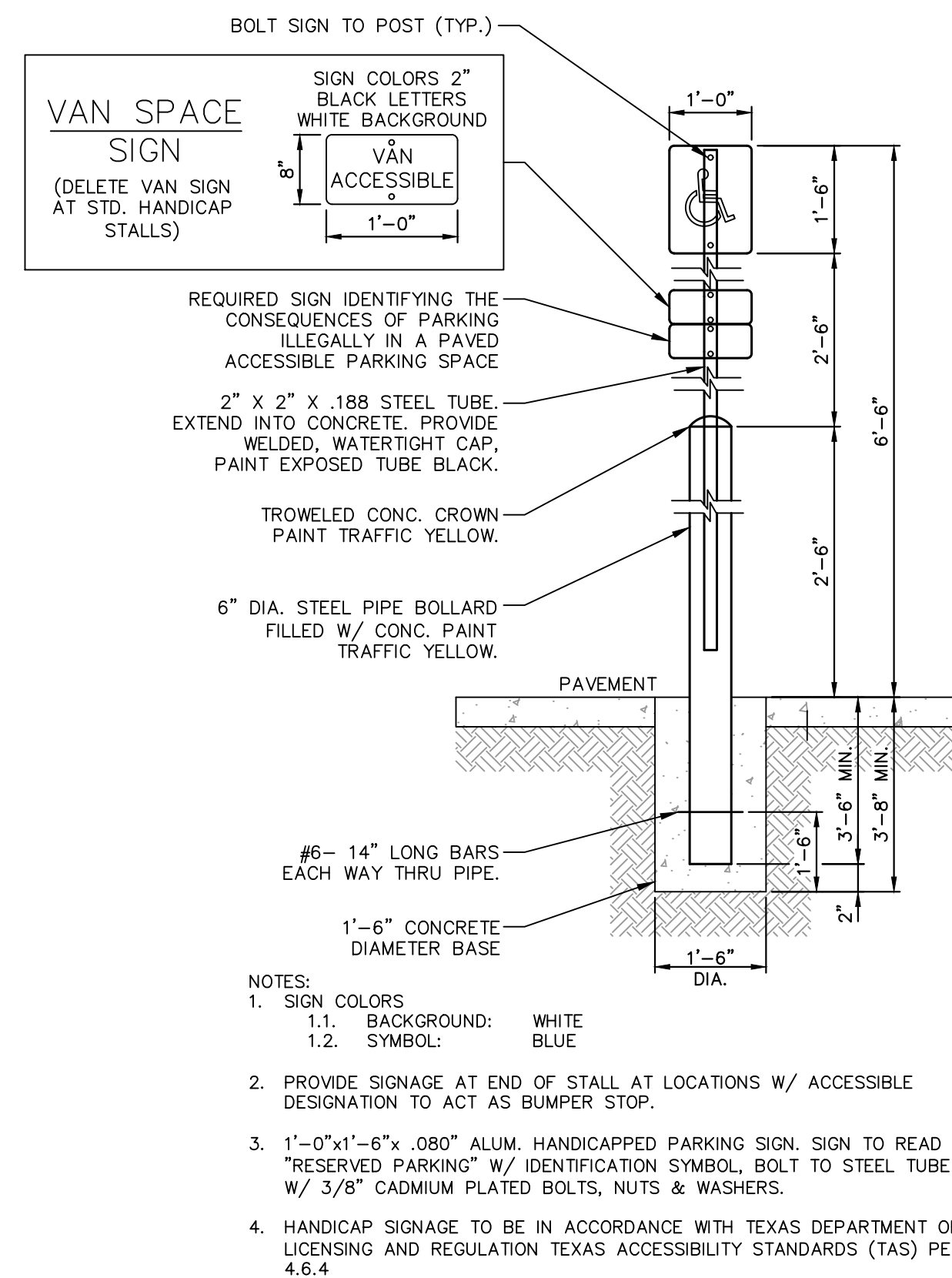
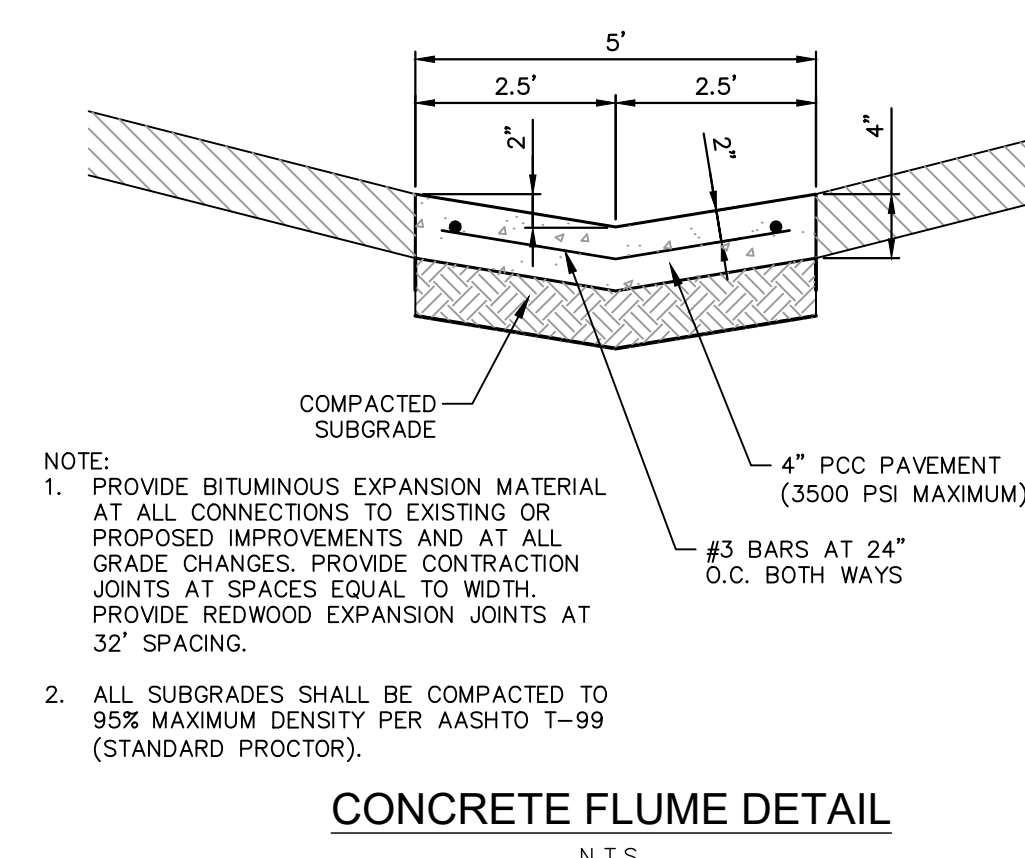
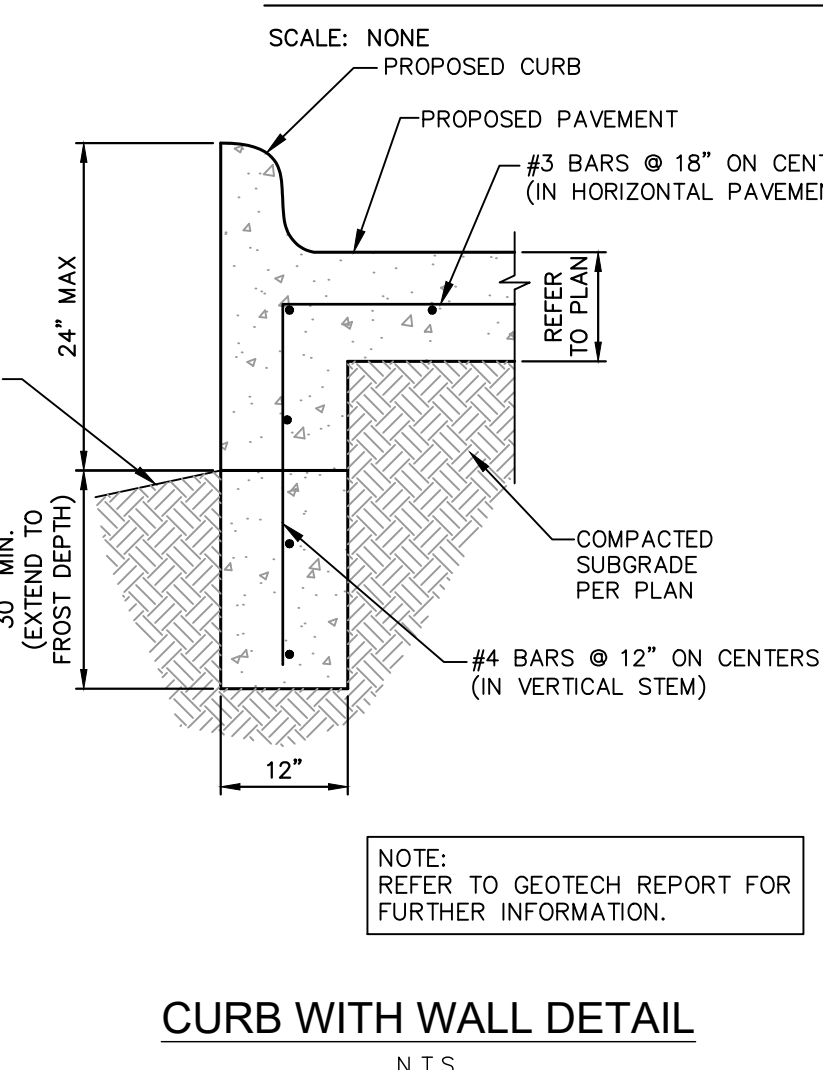
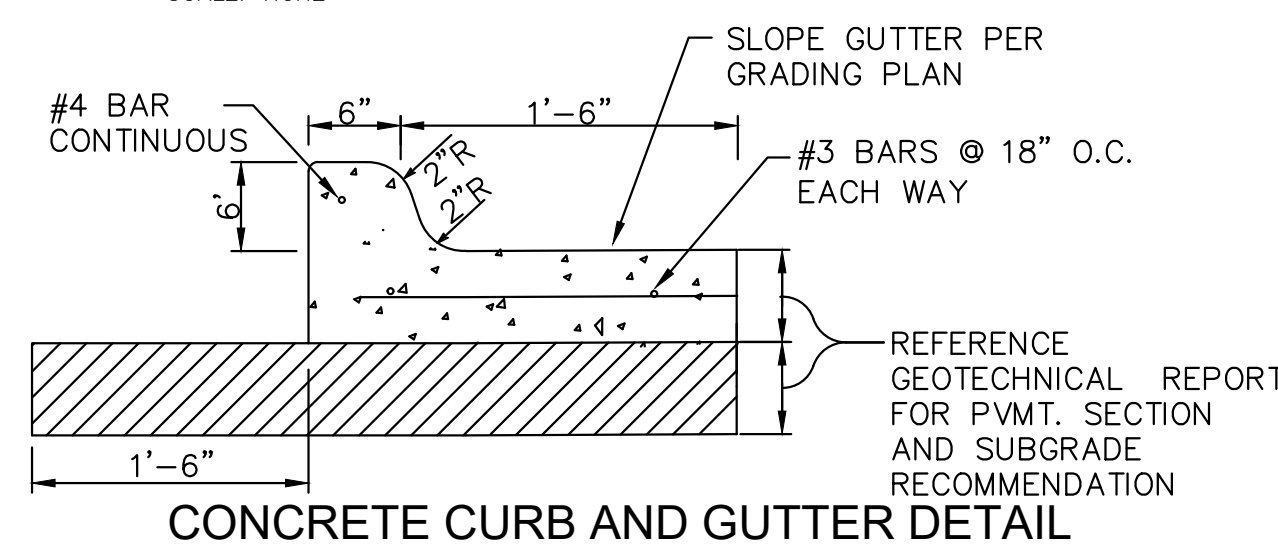
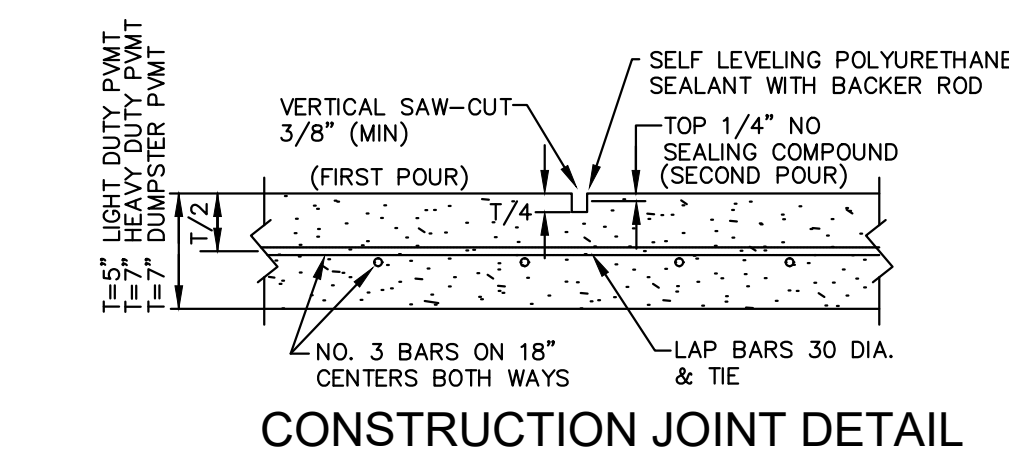
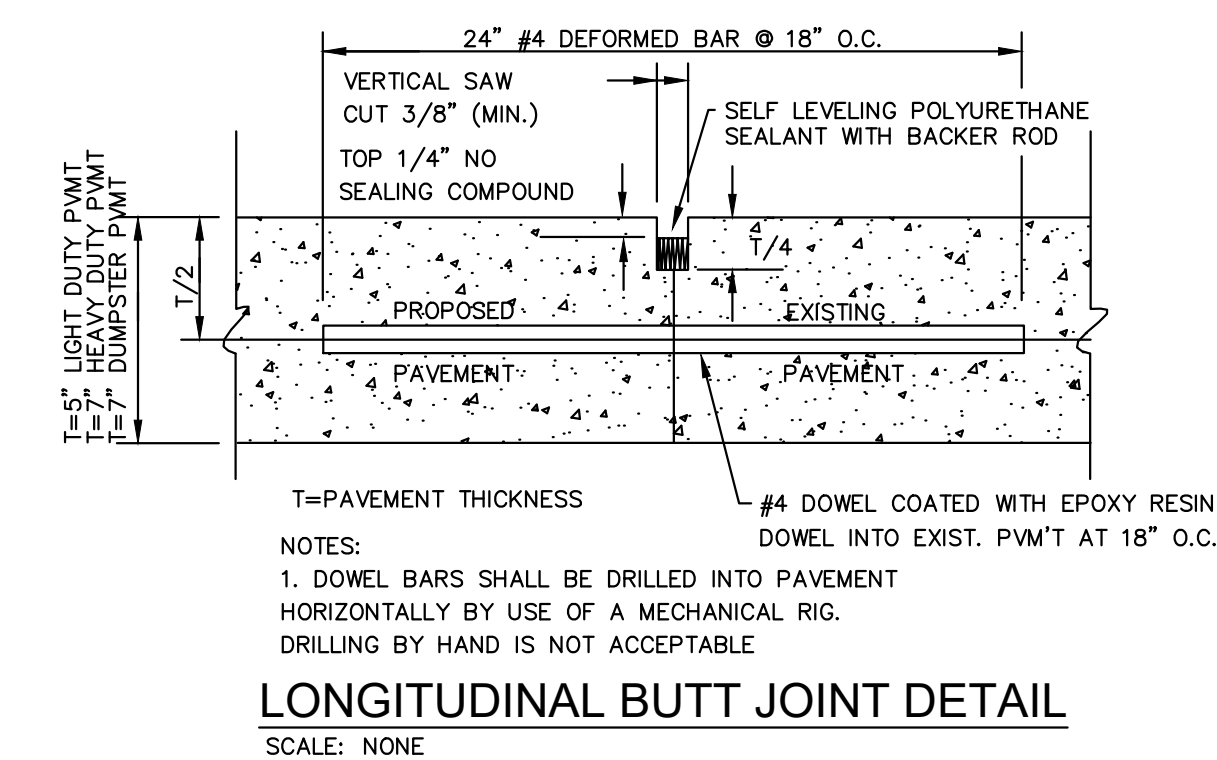
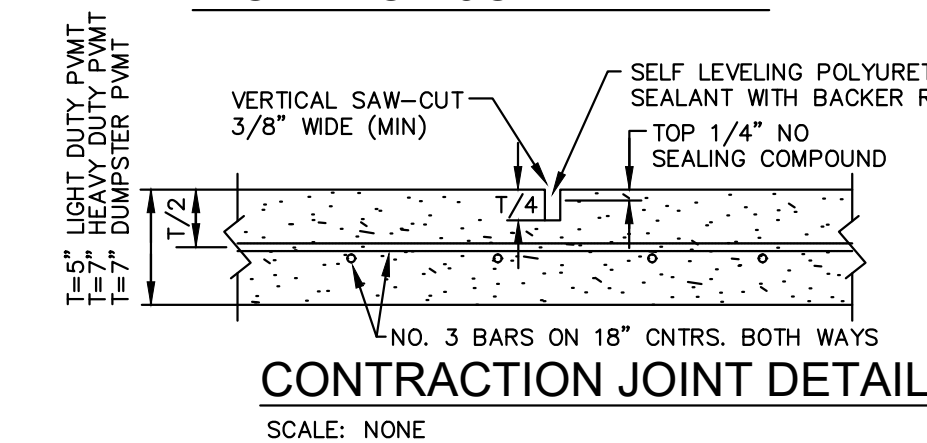
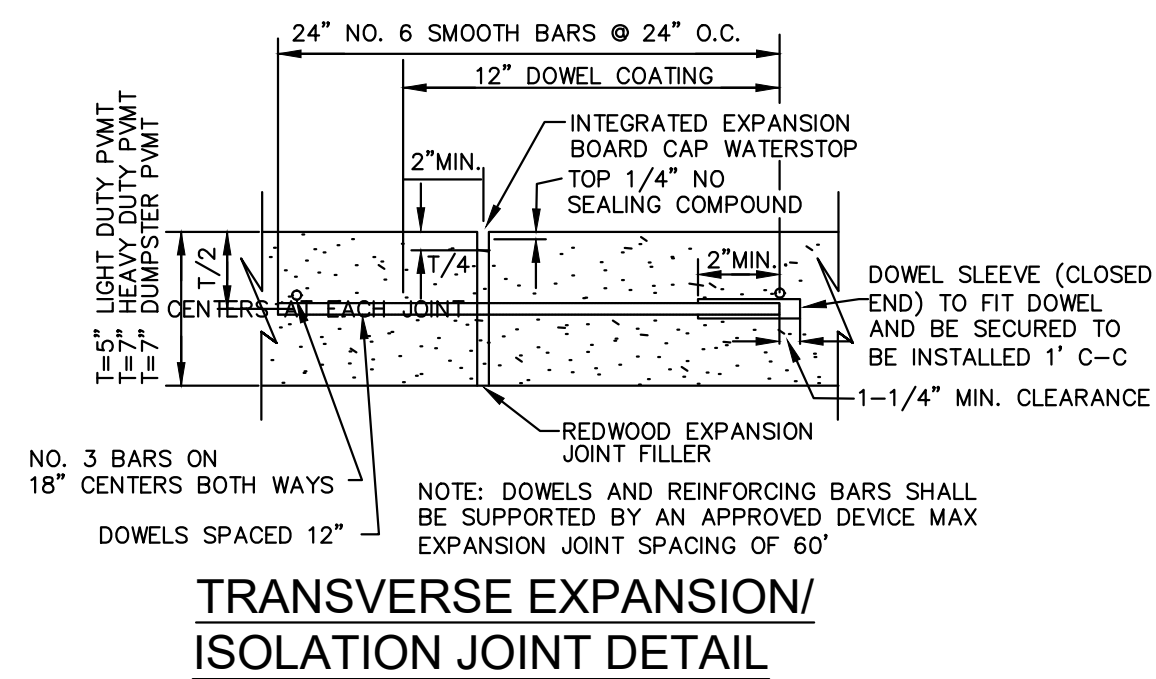
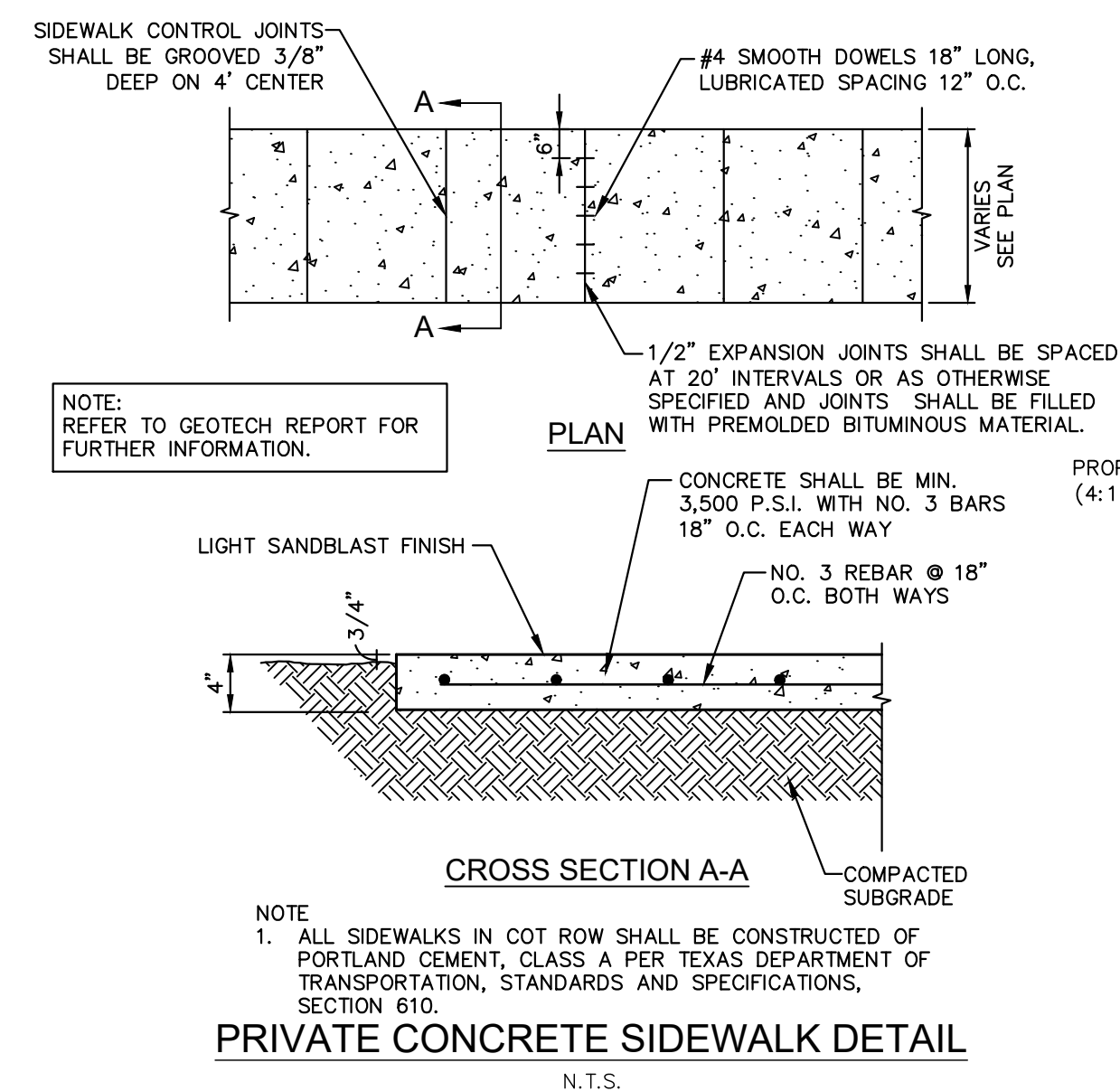


### GENERAL PAVING NOTES

1. REFER TO GEOTECHNICAL REPORT FOR ALL SUBGRADE SPECIFICATIONS AND REQUIREMENTS.
2. FOR PREPARATION OF PAVEMENT SUBGRADE, FILL PLACED BELOW FINISHED SUBGRADE ELEVATION IN FILL AREAS IN ALL AREAS TO BE PAVED SHALL BE COMPACTED TO THE RANGE OF 92 TO 98 PERCENT OF ASTM D698 (STANDARD PROCTOR) MAXIMUM DENSITY AT A MOISTURE CONTENT AT LEAST 3% ABOVE OPTIMUM.
3. CONCRETE SHALL HAVE A MINIMUM 3,600 PSI COMPRESSIVE STRENGTH FOR HEAVY DUTY AND DUMPSSTER AREA AND 3,600 PSI FOR STANDARD DUTY. 28 DAYS. JOINTS IN CONCRETE PAVING SHALL BE FORMED AT MAXIMUM 12 FEET. CONCRETE SHALL INCLUDE AIR ENTRAINMENT OF 5.0±1.0 PERCENT. ALL OTHER JOINT SPACING SHALL BE INSTALLED PER PROJECT SPECIFICATIONS.
4. JOINTS IN CONCRETE PAVEMENT SHALL NOT EXCEED 15 FOOT SPACING.
5. NO SAND UNDER PAVING.

## PAVING DETAILS

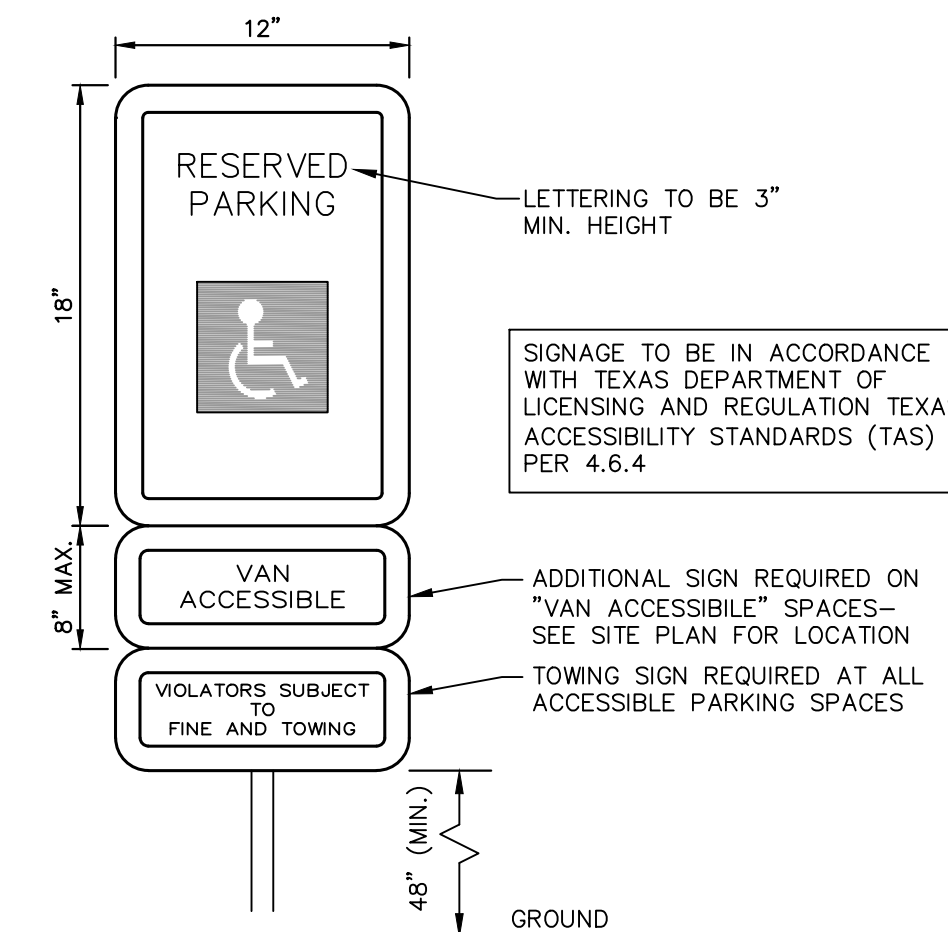
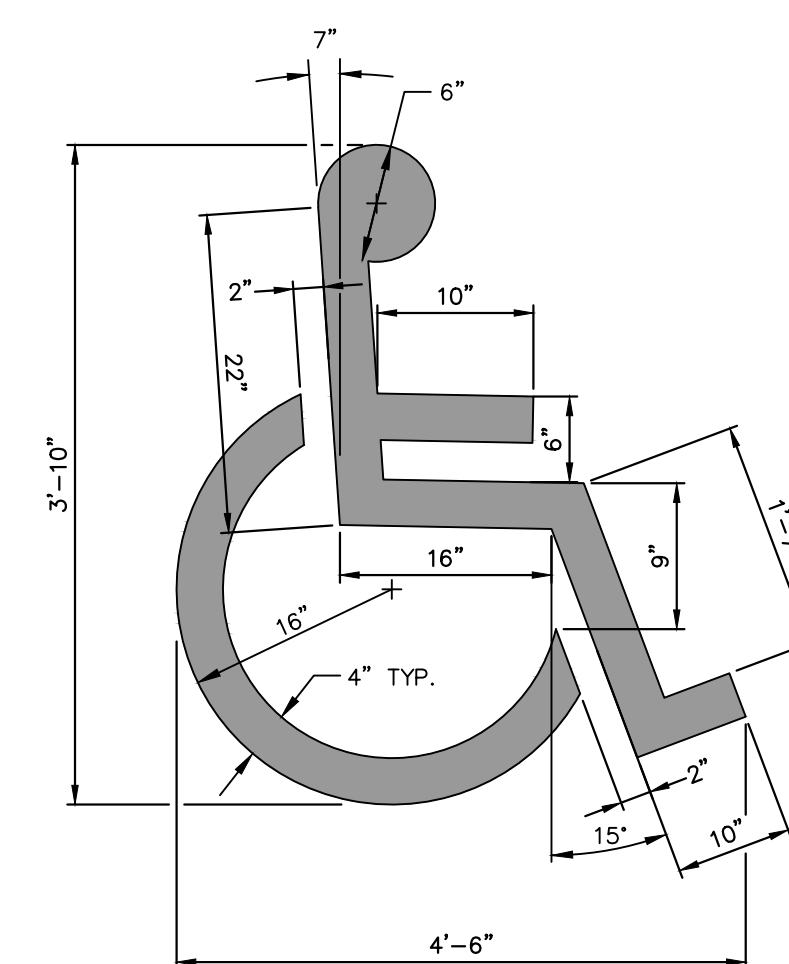
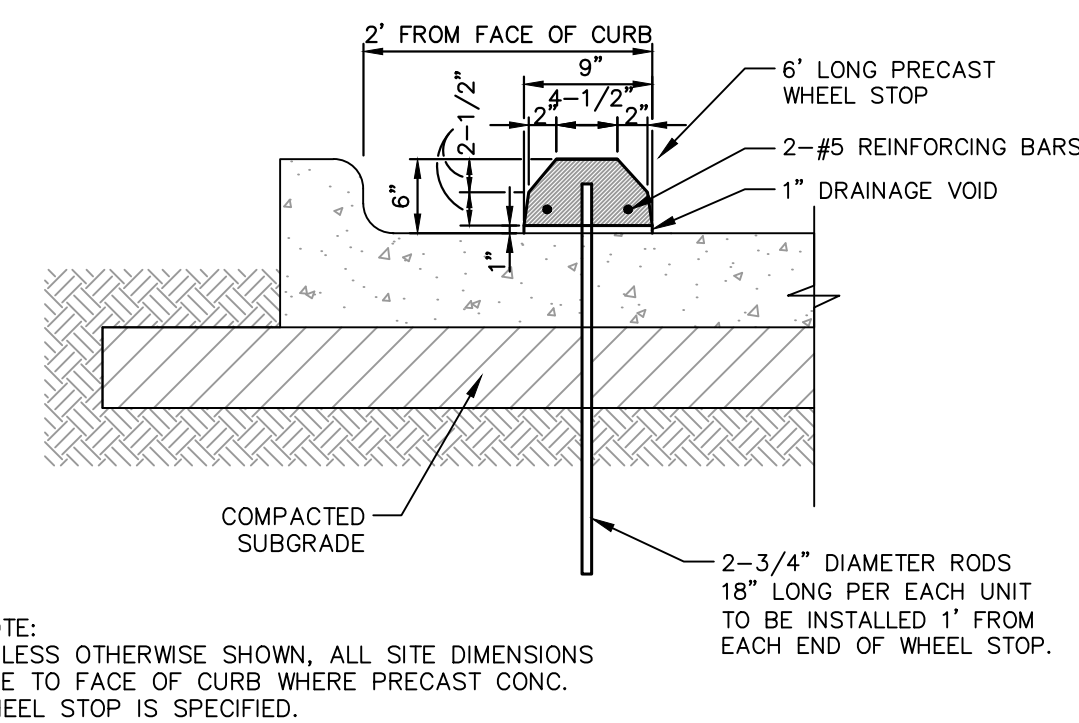
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RECORD DRAWINGS

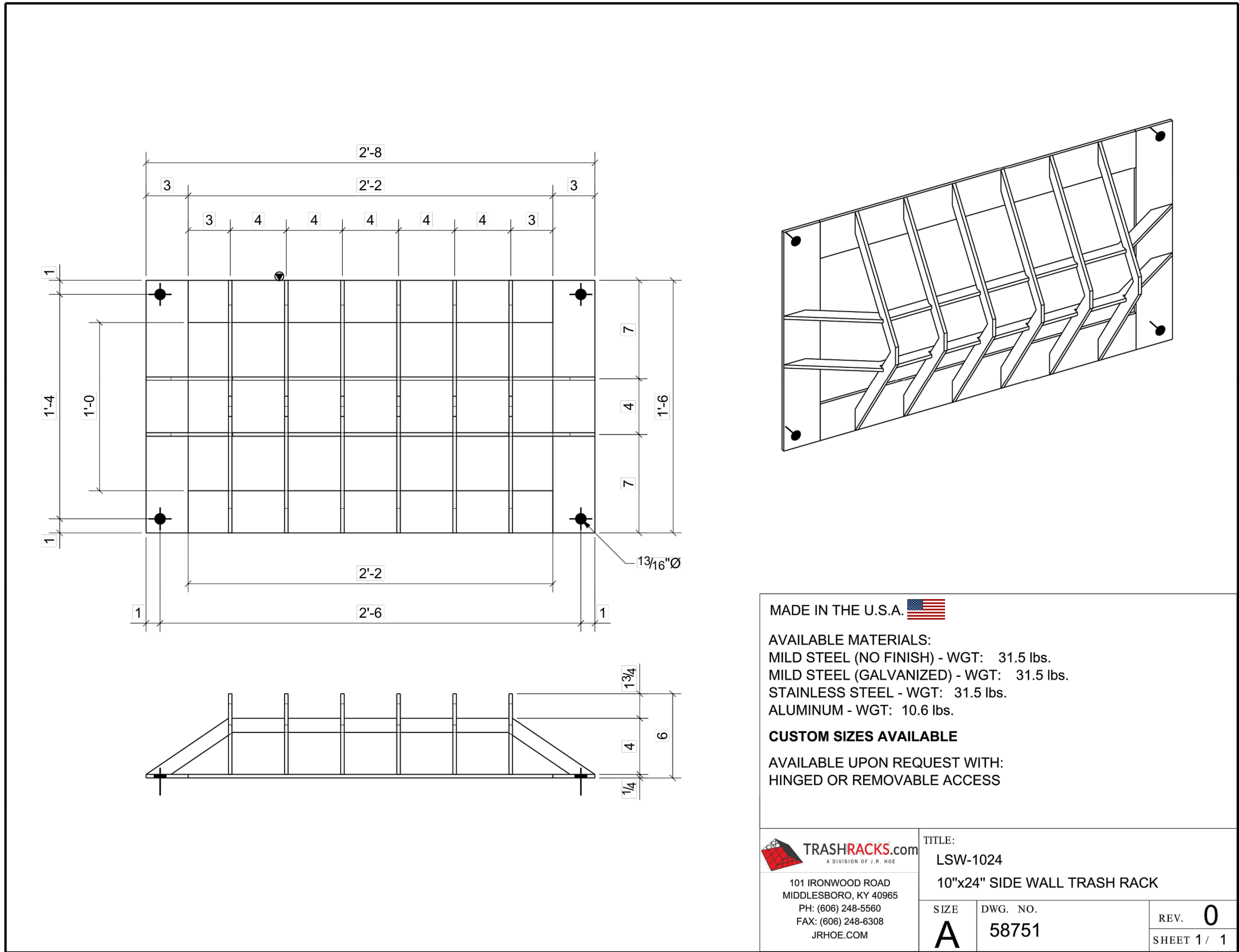
This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.

By: Drew Dorasky Date: 06/25/2022





6/25/2025 DREW DONOSKY Z:\PROJECTS\2022-002 DUWEST ROCKWALL\CADD\SHEETS\C-26 CITY CONSTRUCTION DETAILS.DWG



RECORD DRAWINGS

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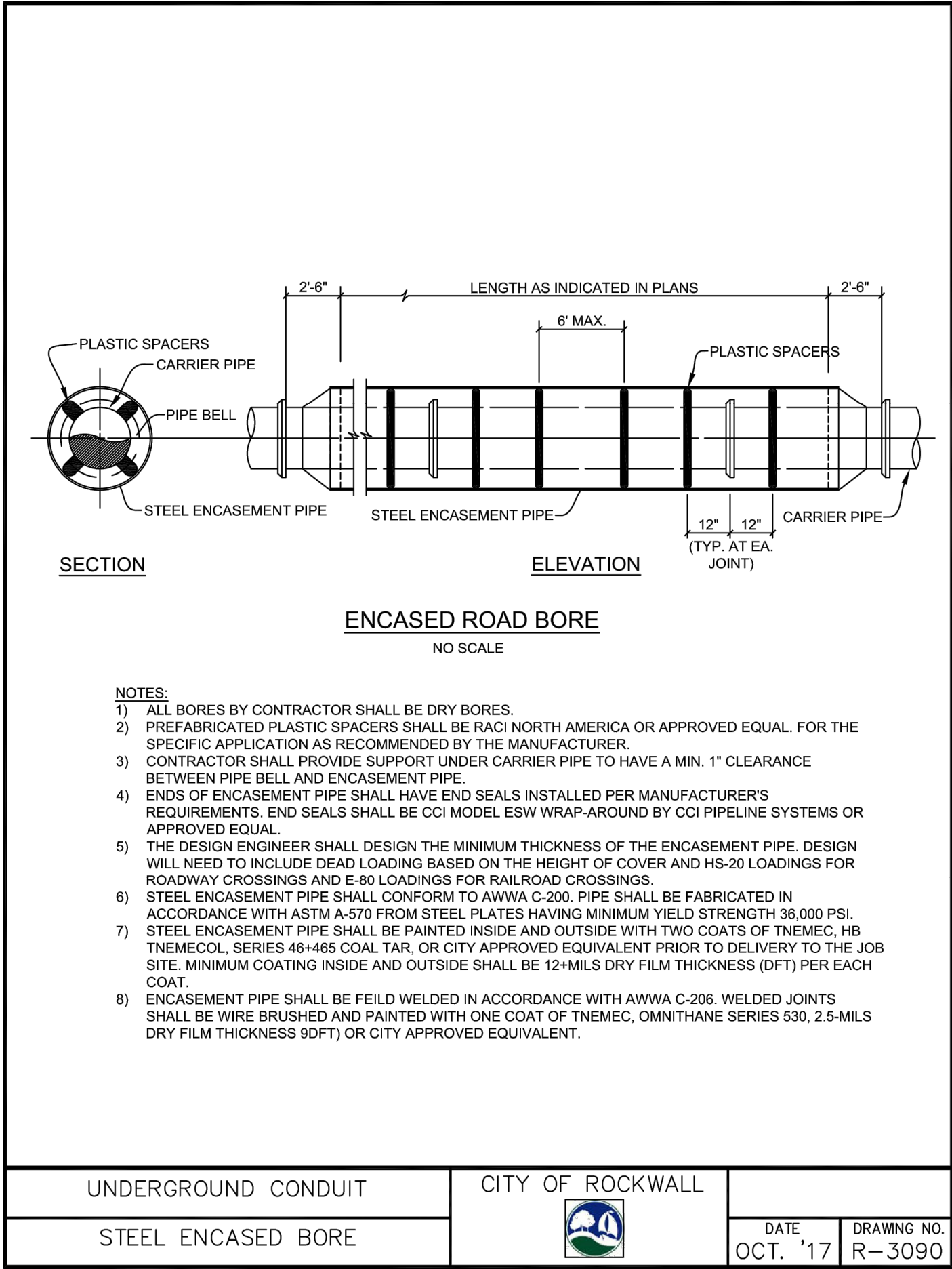
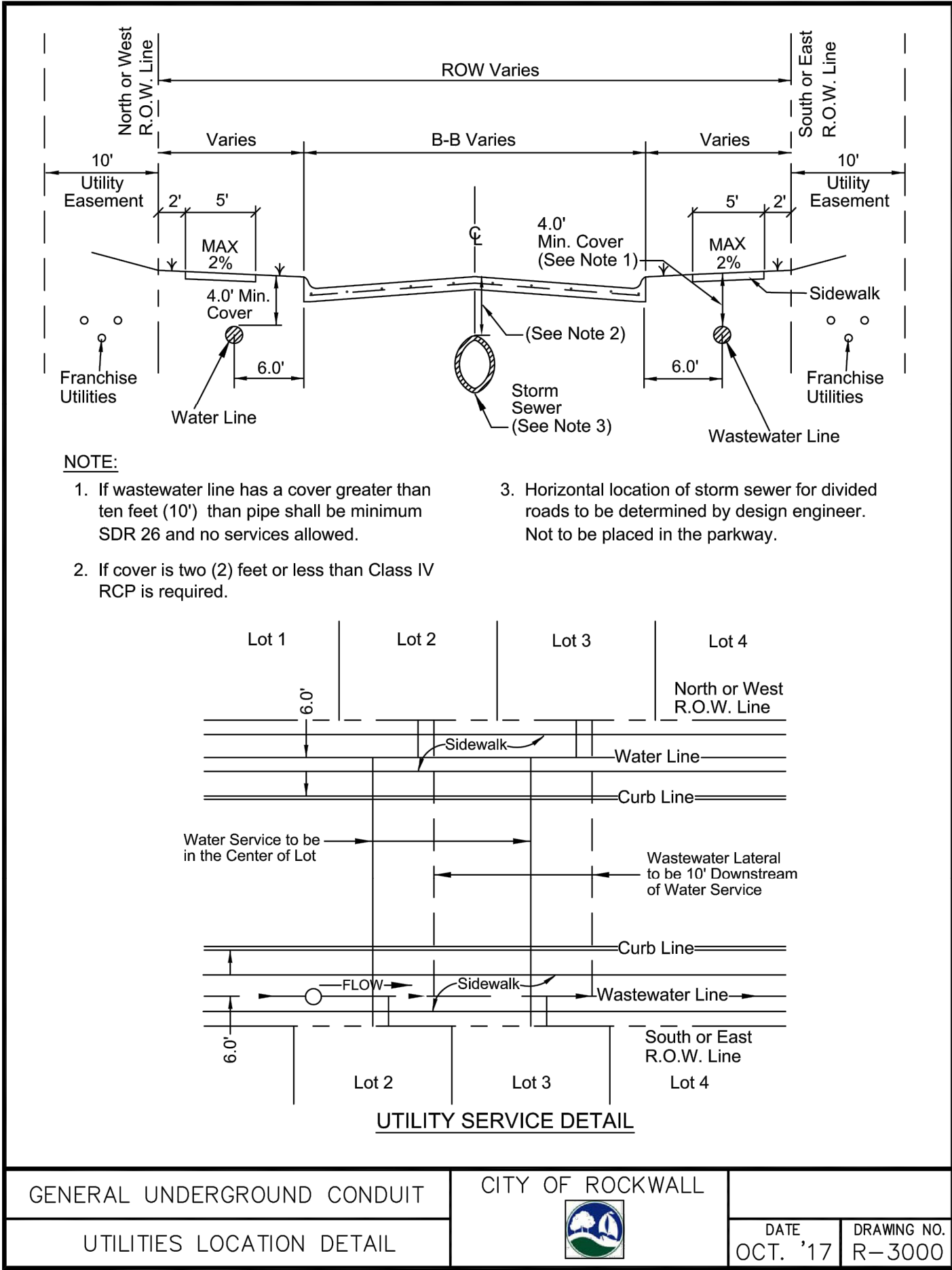
By: *Drew Donosky*

Date: 06/25/2025

TEXAS REGISTRATION #14199



DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX



CITY CONSTRUCTION  
DETAILS

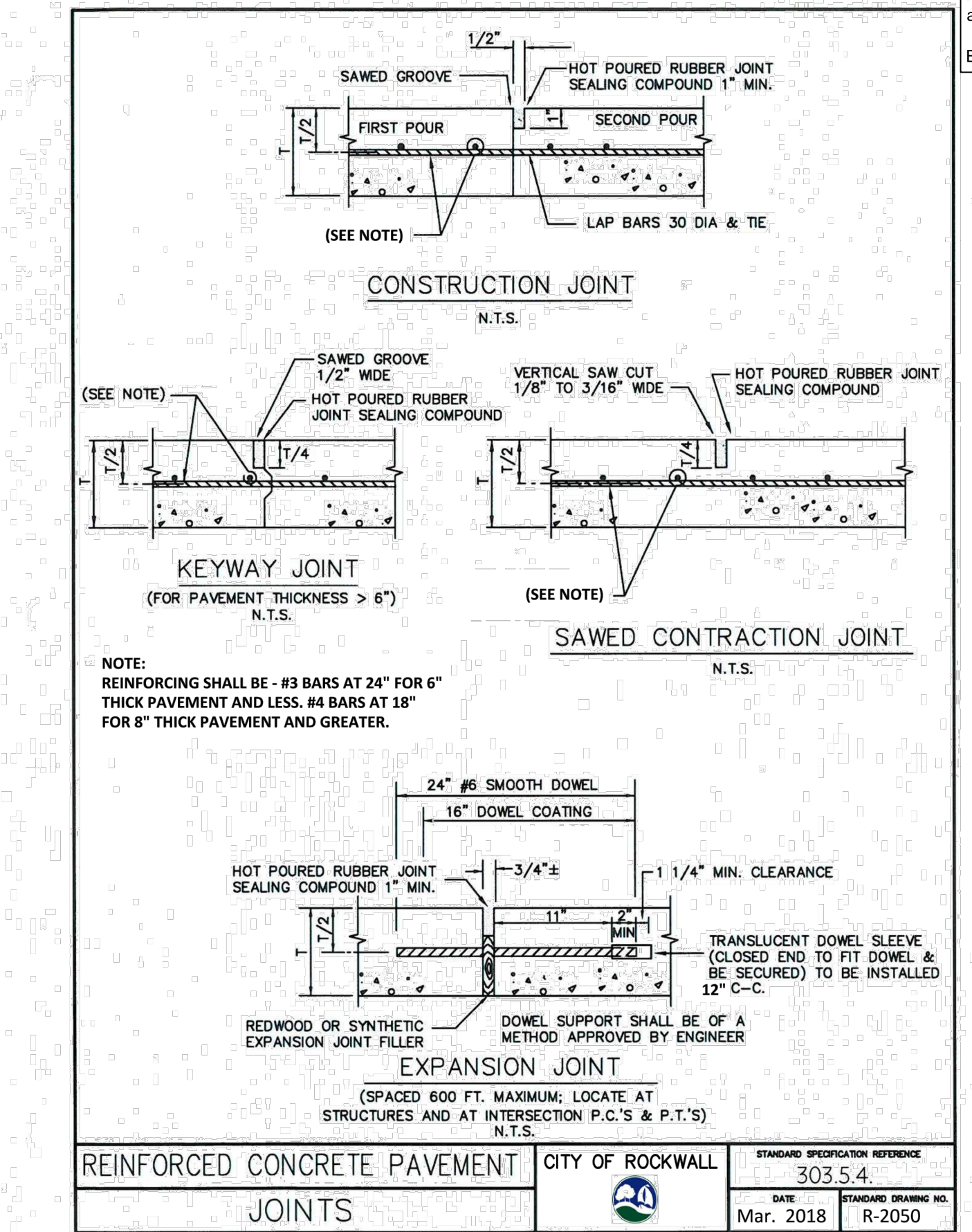
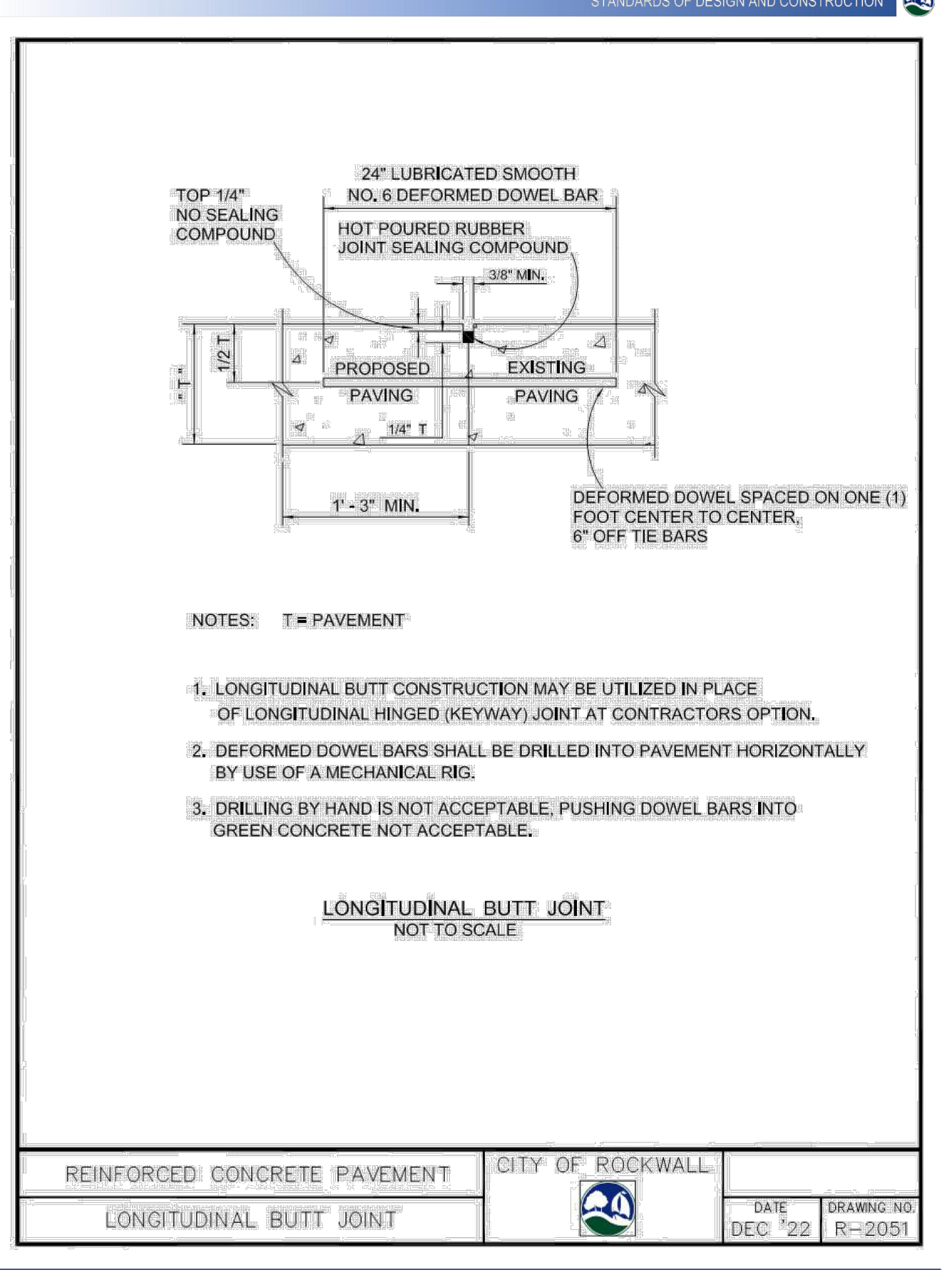
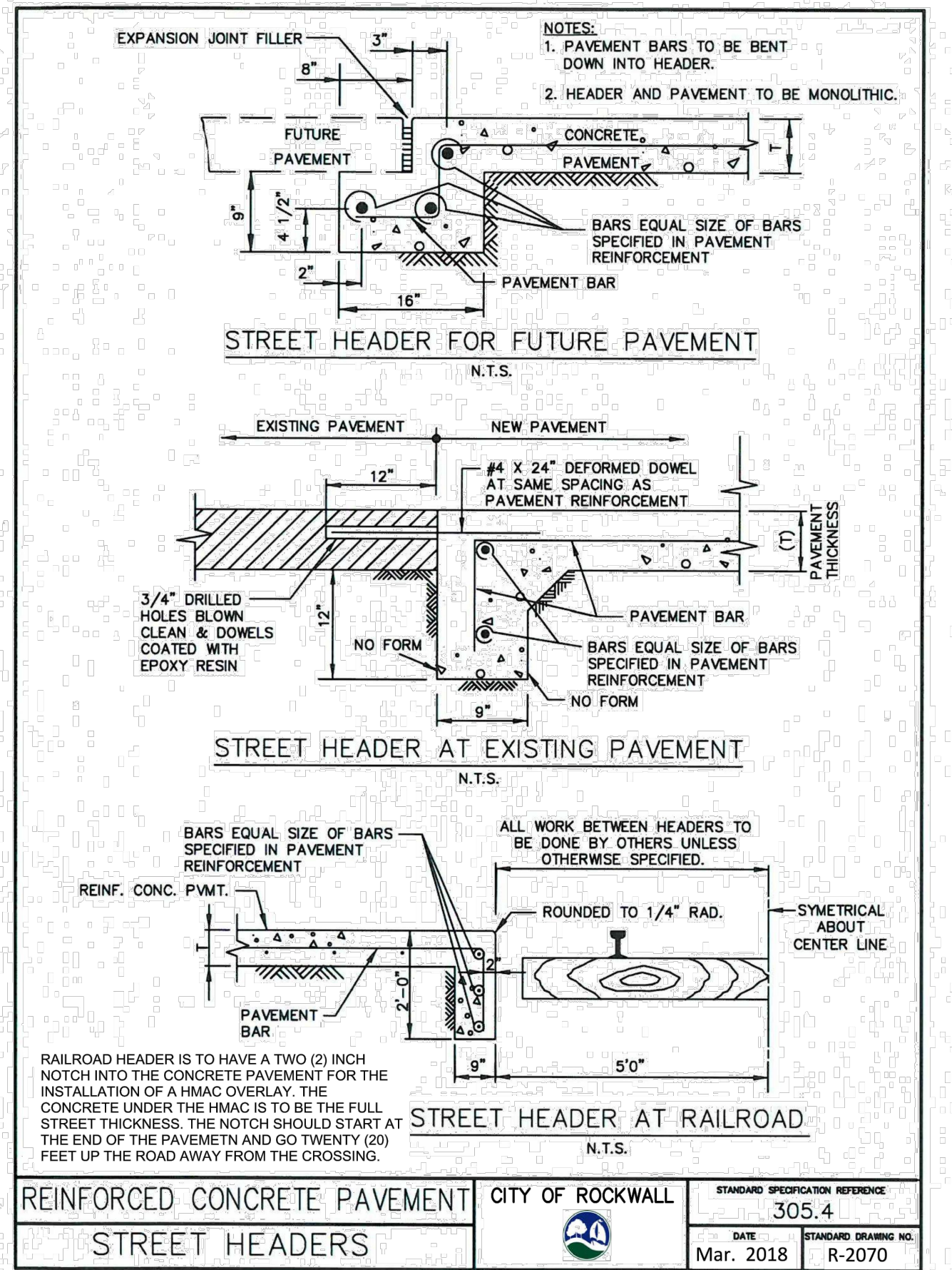
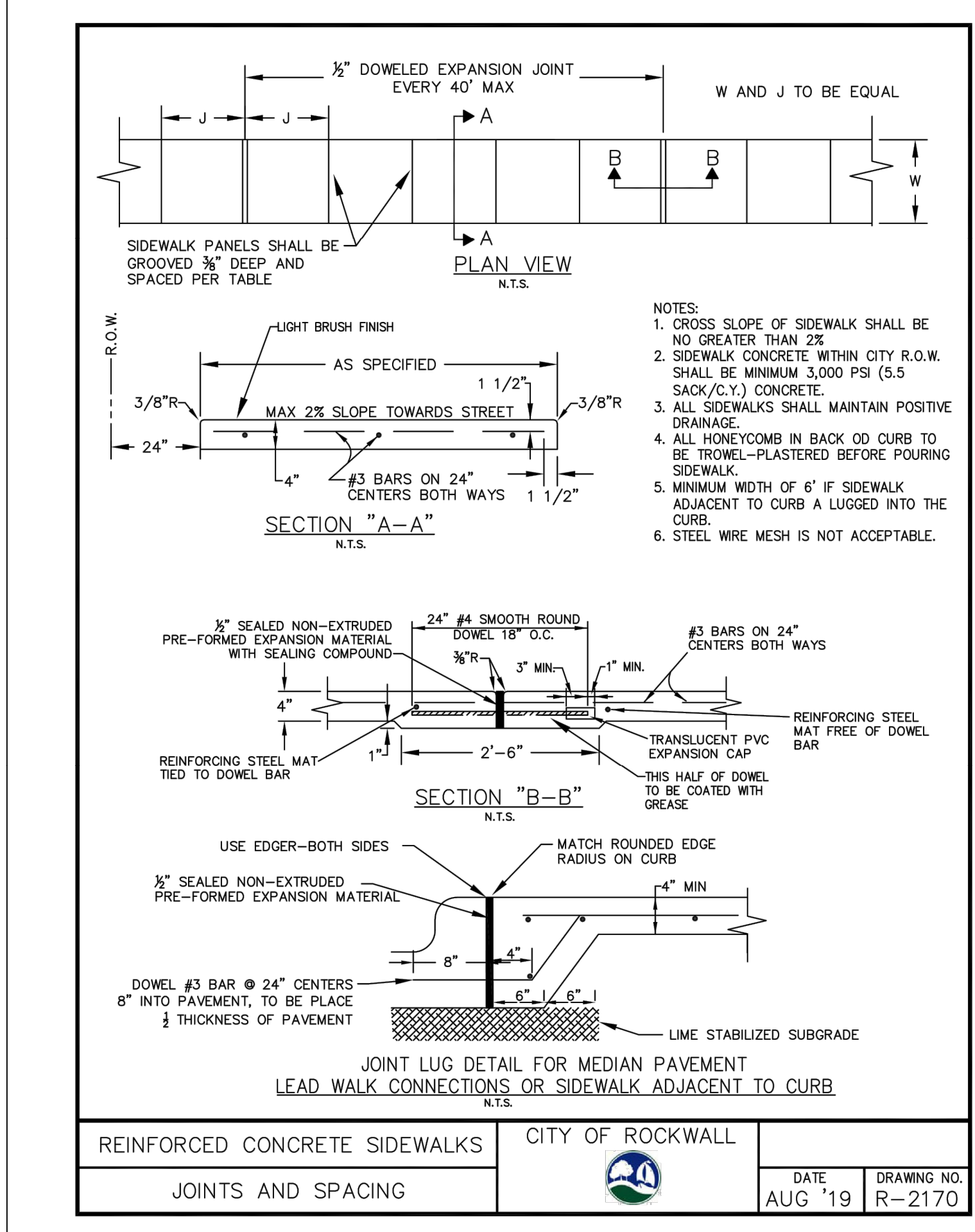
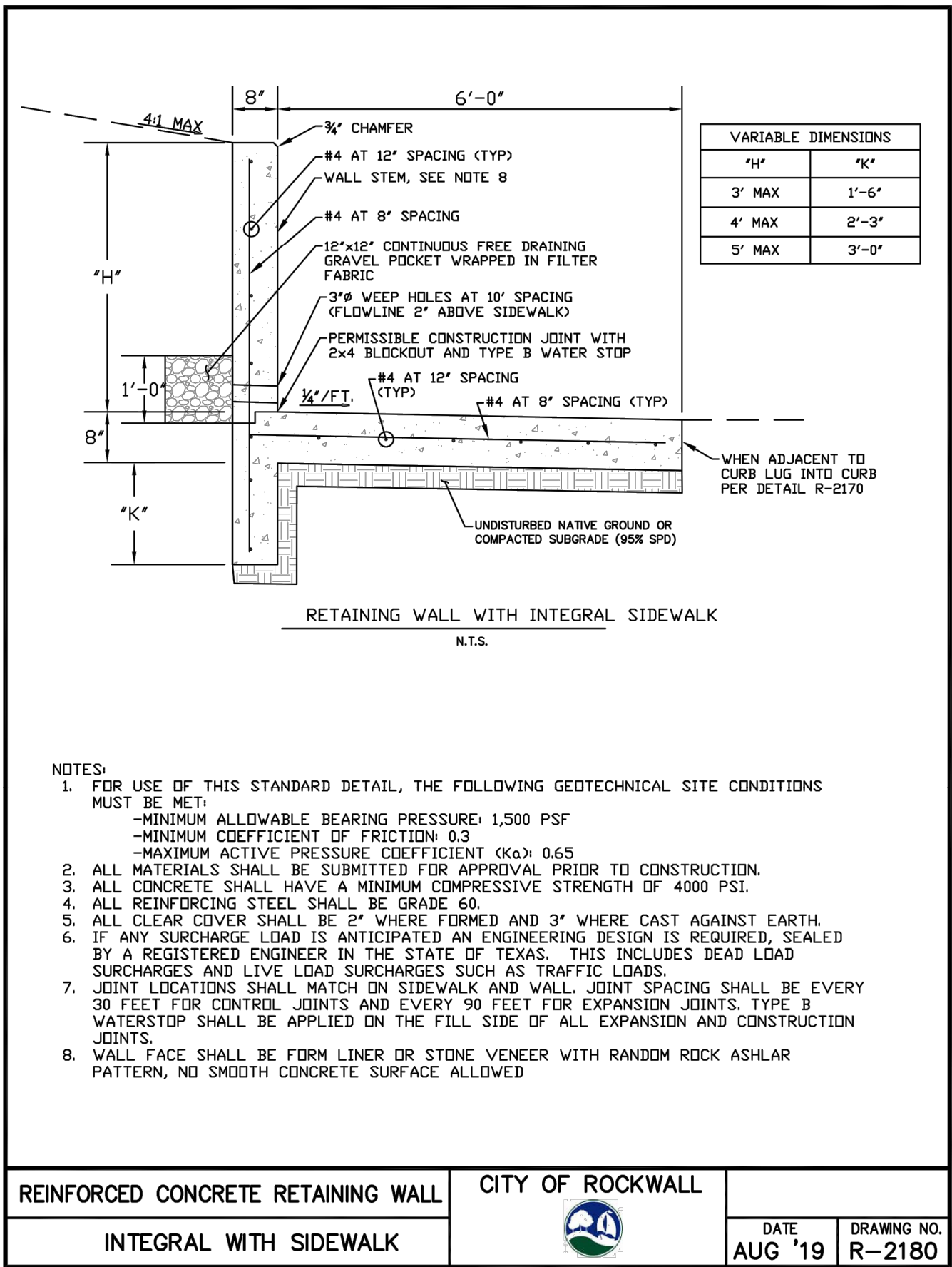
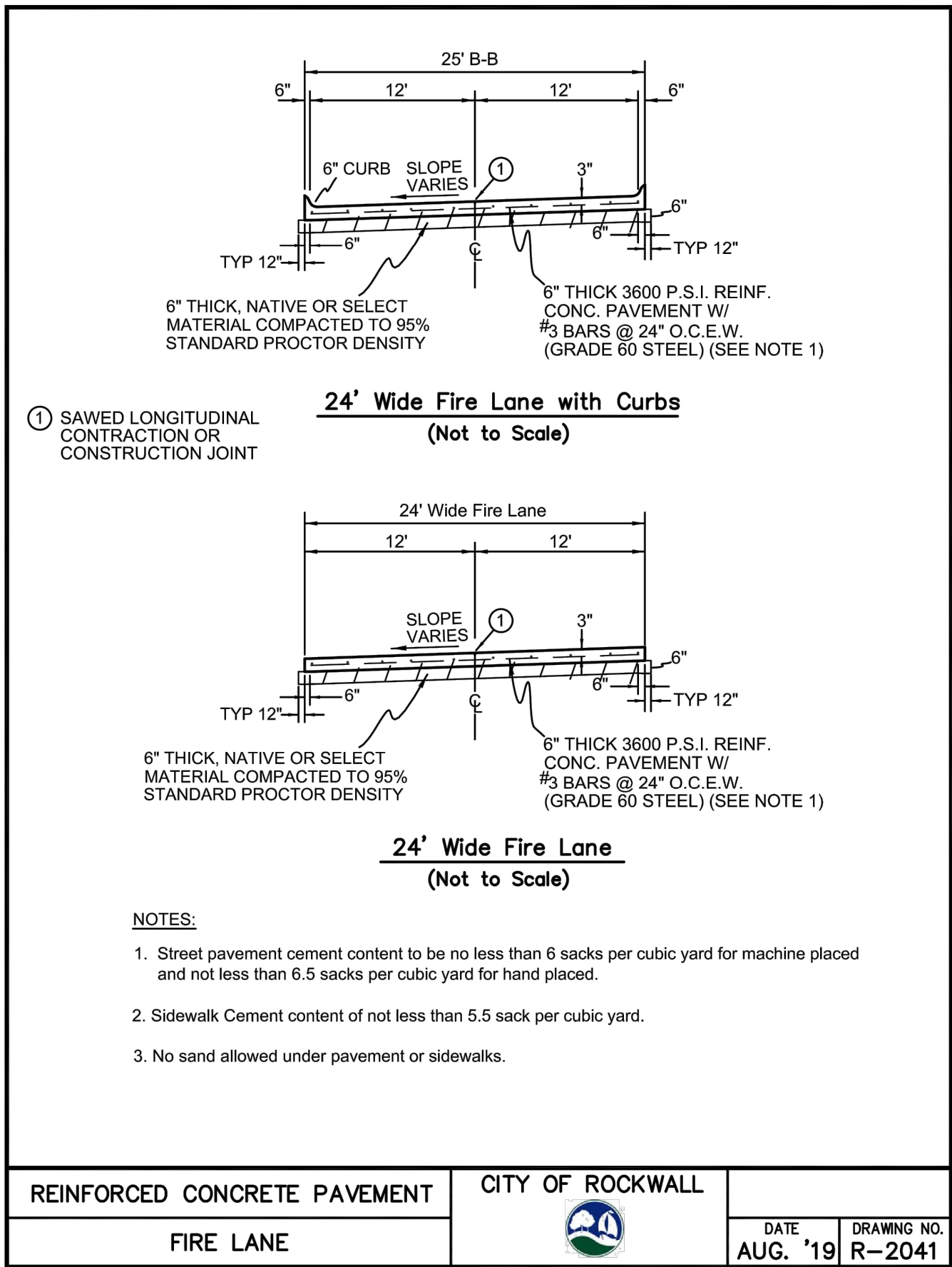
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DRAWN: LRR  
CHECKED: CLC  
DATE: 6/25/2025

SHEET

C-23

File No. 2022-002





RECORD DRAWINGS

This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.

By: *Drew Donosky* Date: 6/25/2025

TEXAS REGISTRATION #14199  
**CLAYMOORE**  
**ENGINEERING**  
PHONE: 817.283.0072  
1980 CENTRAL DR., SUITE 400  
ROCKWALL, TX 75087  
WWW.CLAYMOOREENR.COM

STATE OF TEXAS  
DREW DONOSKY  
125651  
LICENSED PROFESSIONAL ENGINEER  
6/25/2025

**DUWEST ROCKWALL**  
**SH 205 & QUAIL RUN RD**  
**ROCKWALL, TX**

CITY CONSTRUCTION DETAILS

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 6/25/2025  
SHEET  
**C-24**  
File No. 2022-002



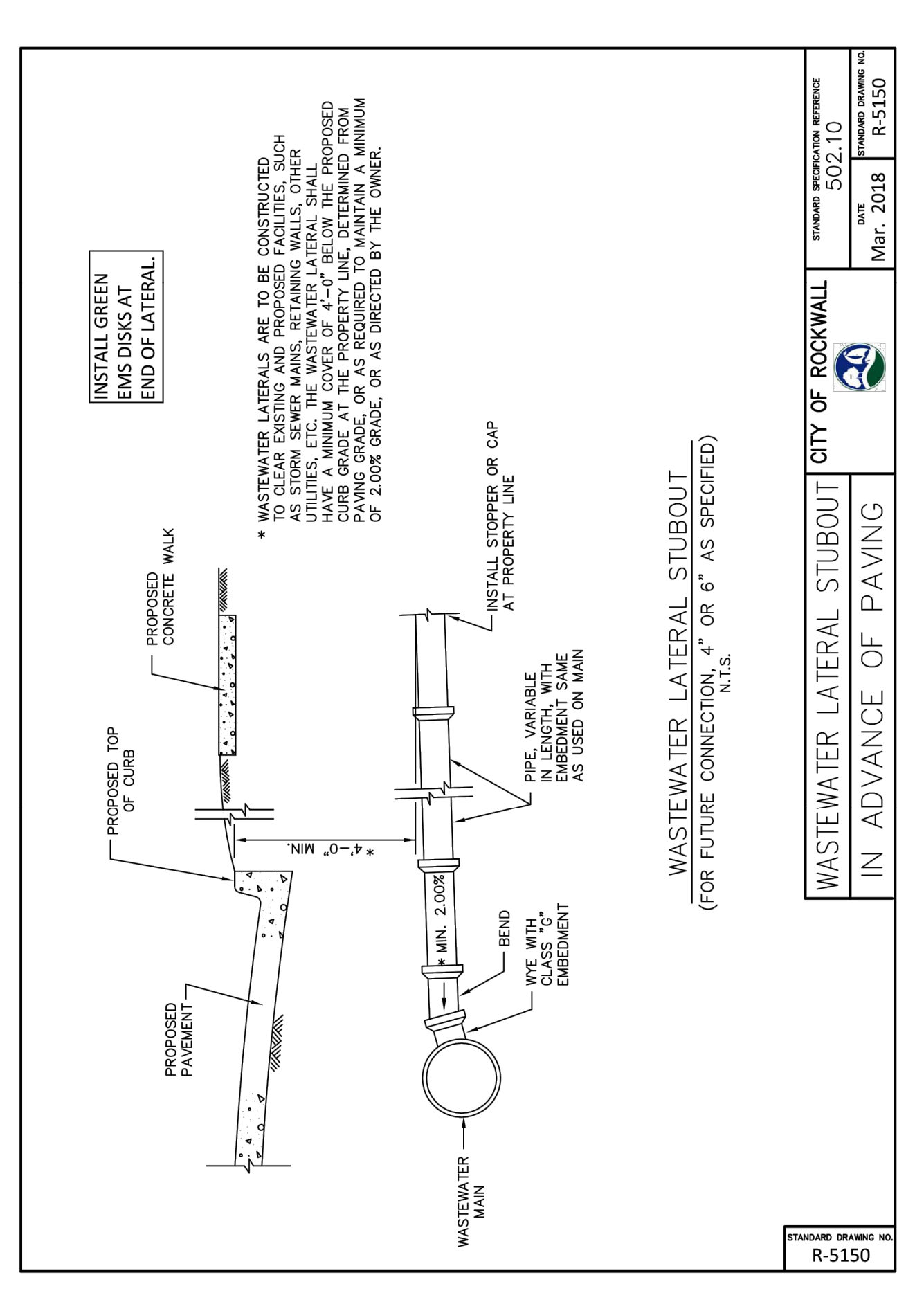
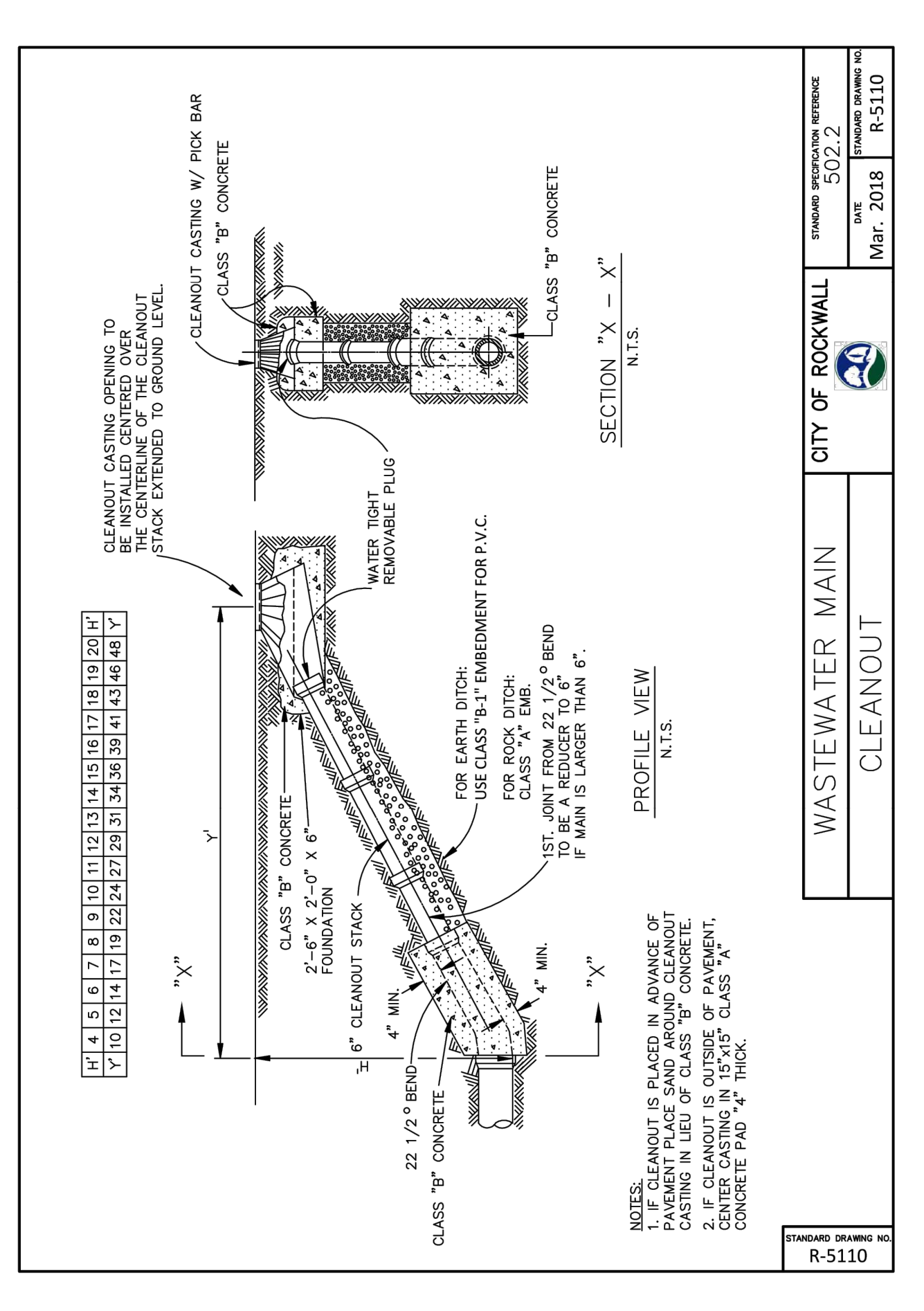
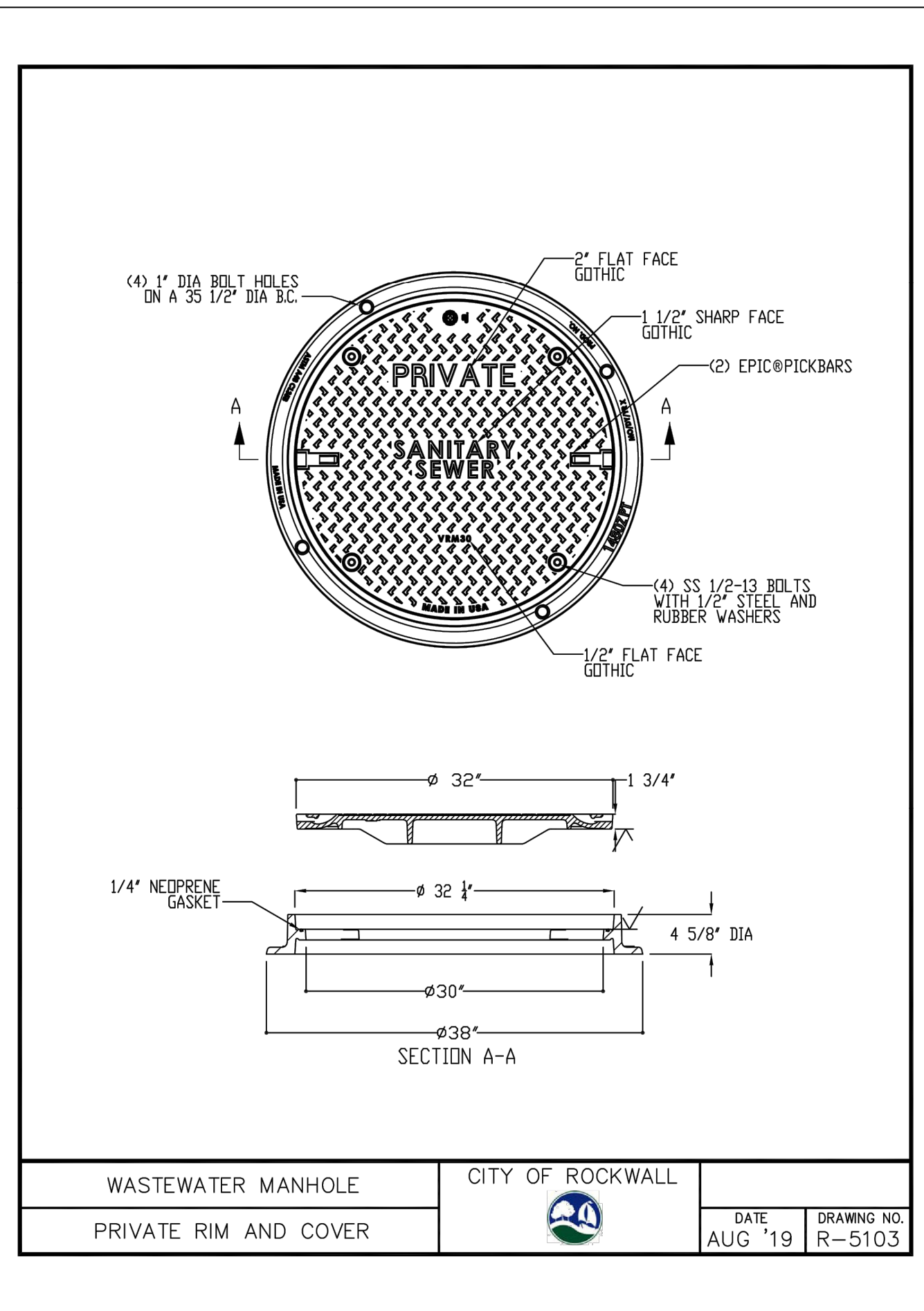
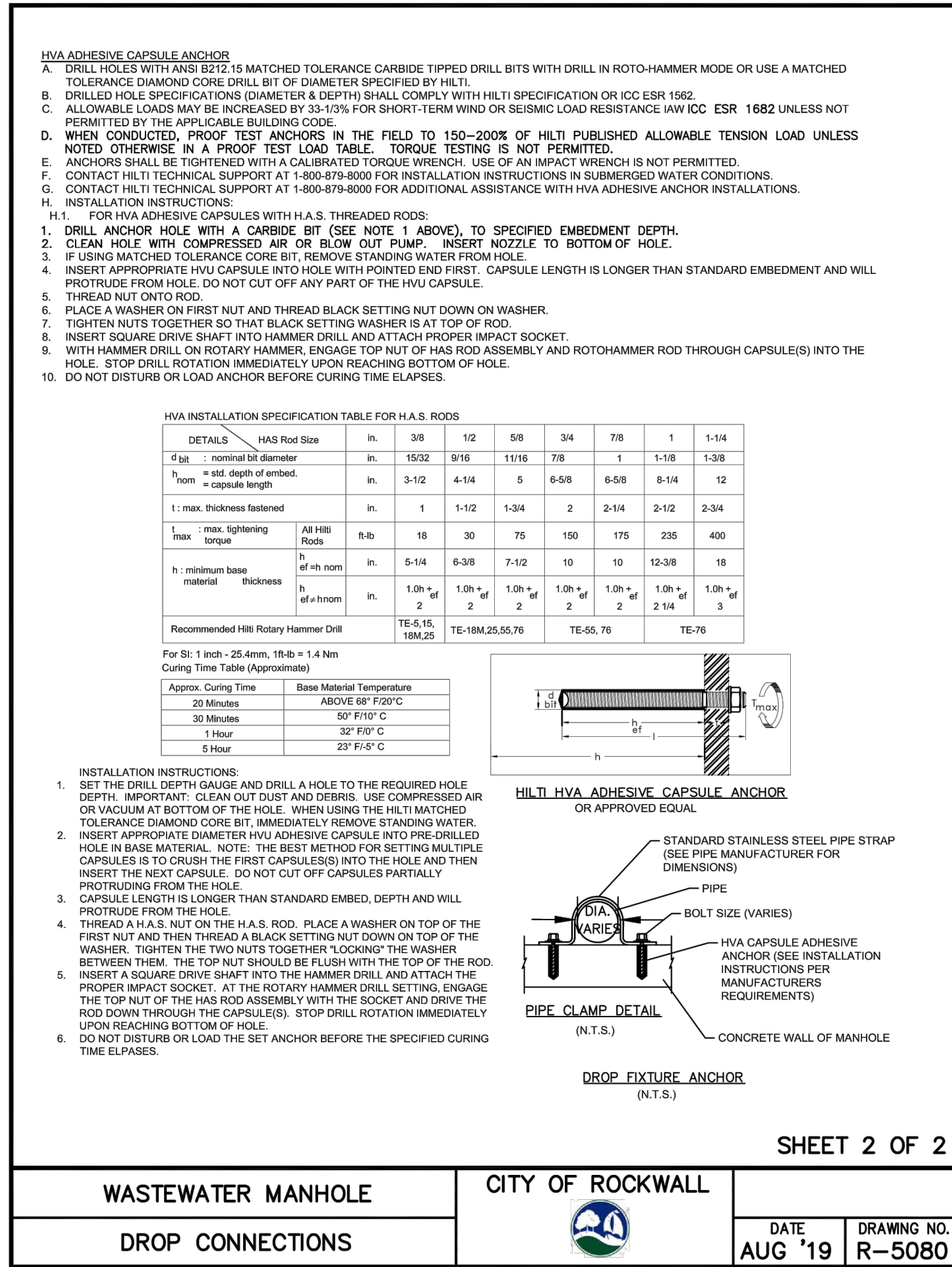
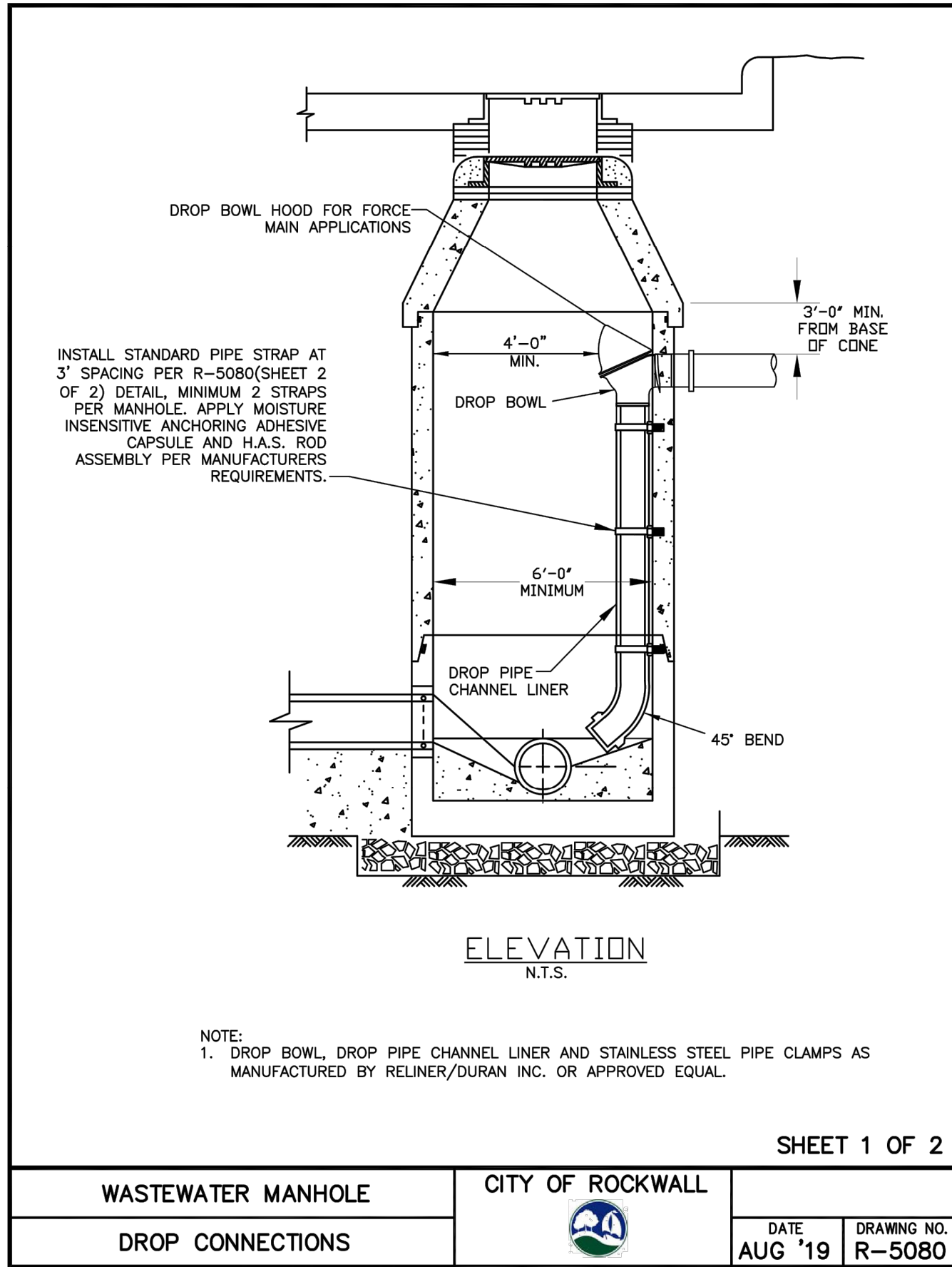
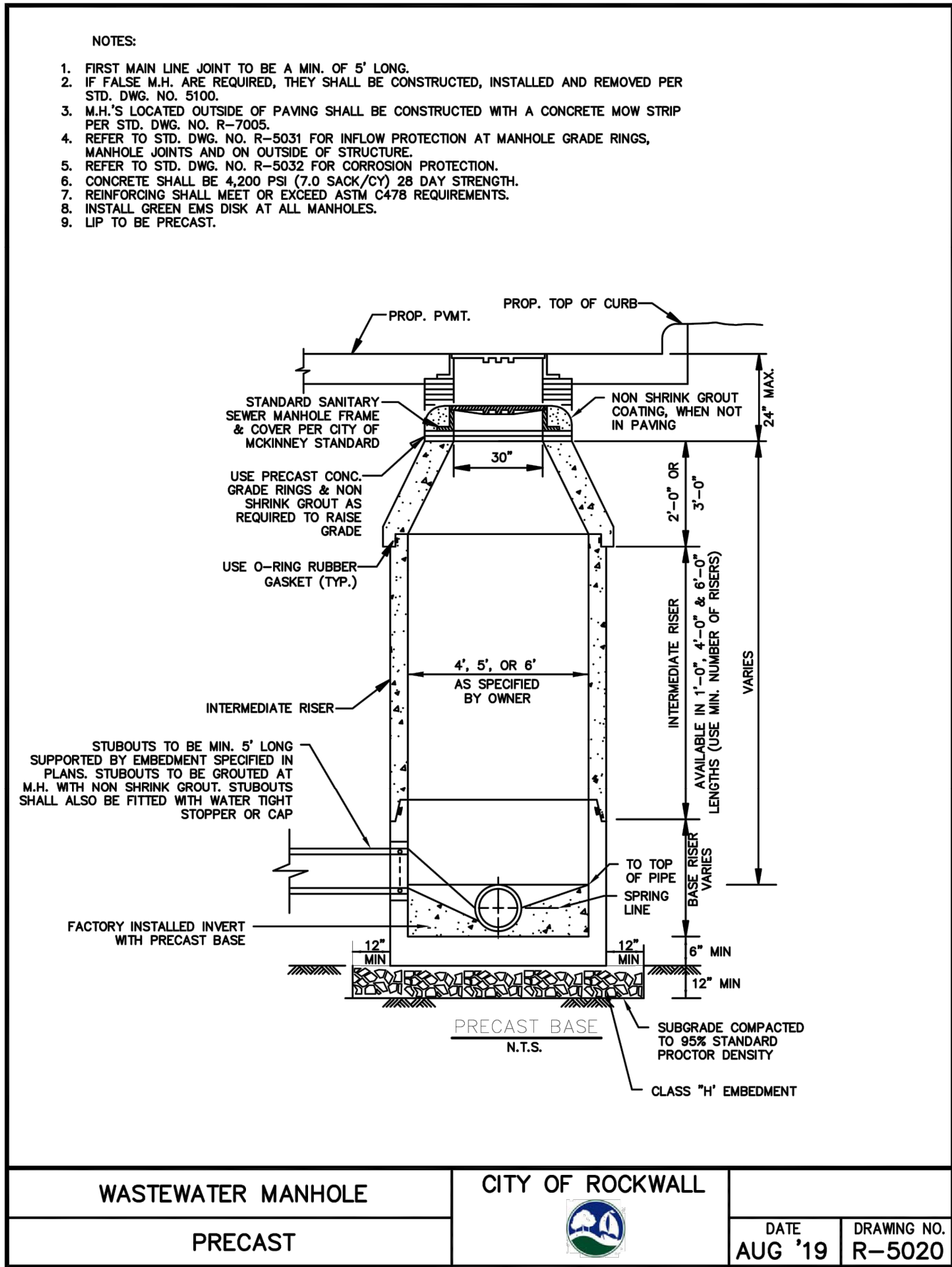




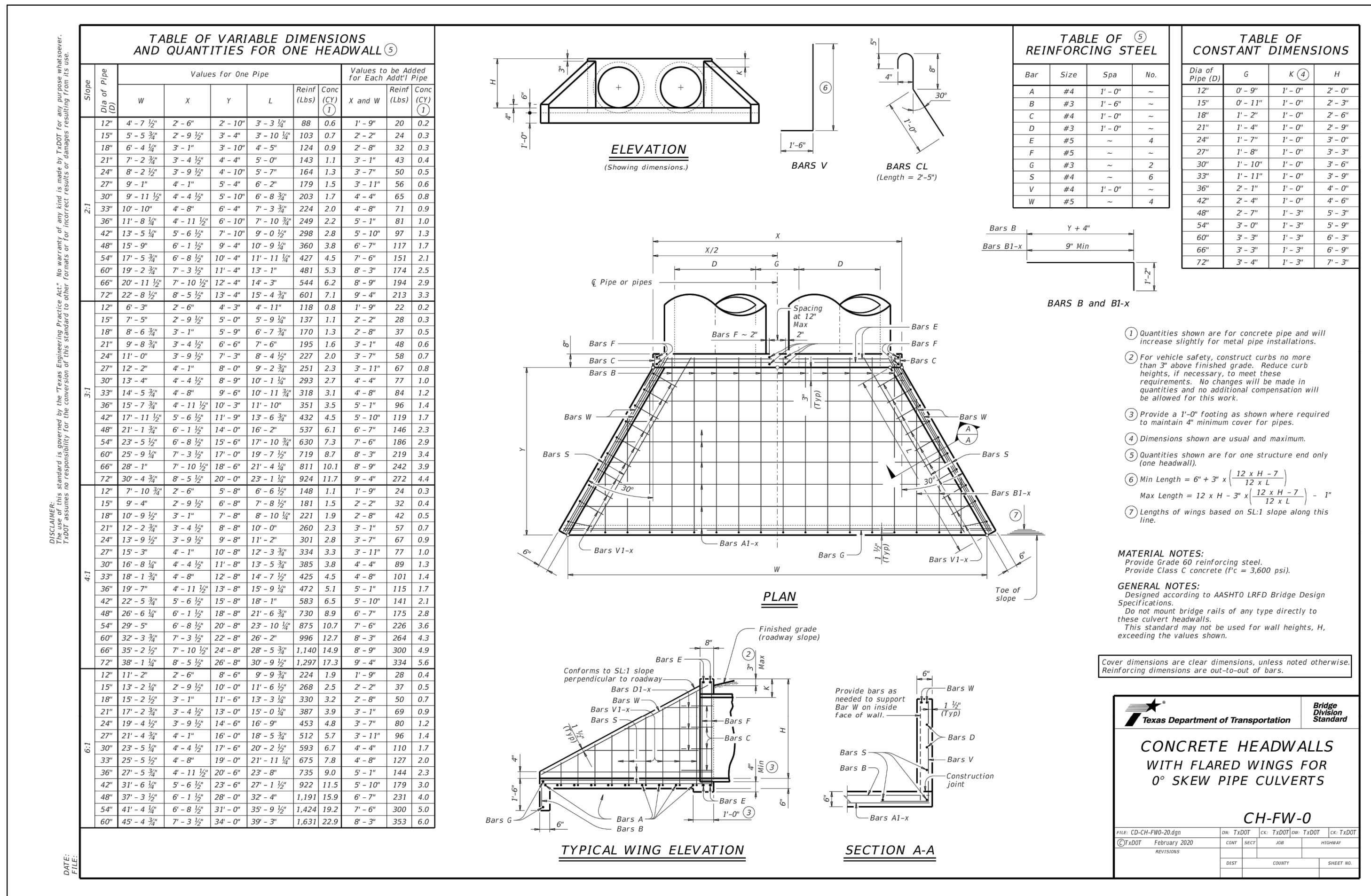
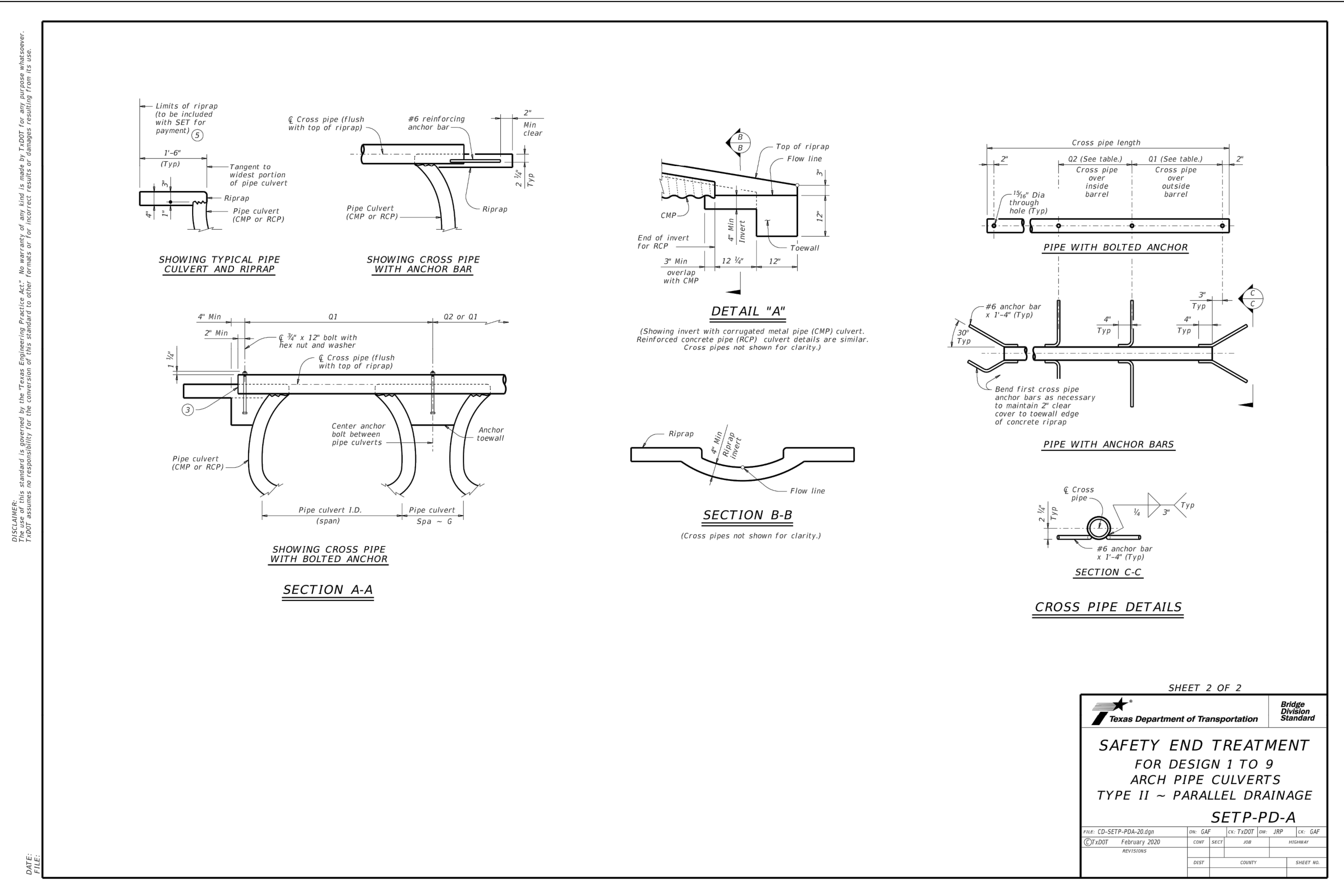
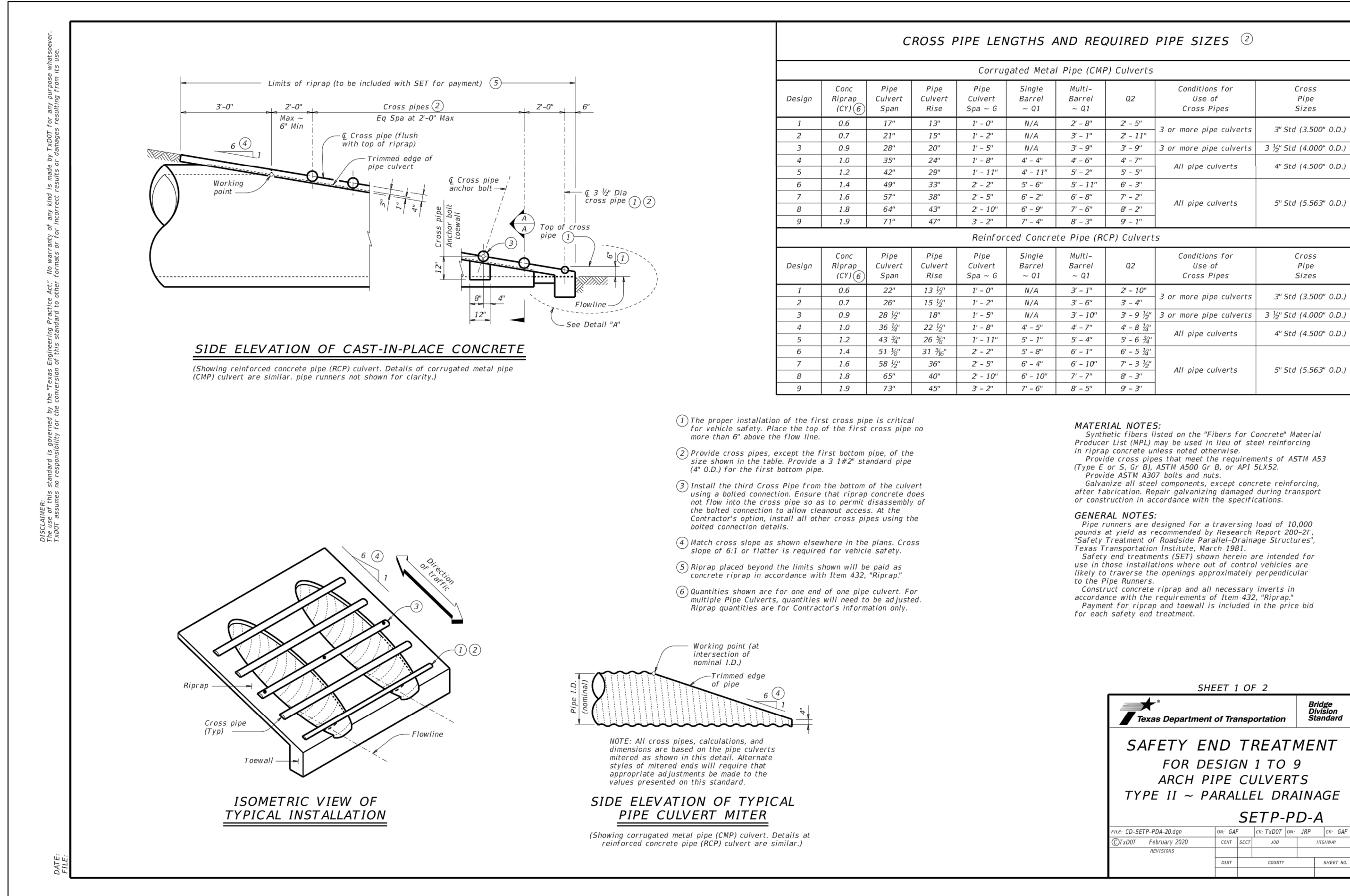
RECORD DRAWINGS

This drawing has been revised to show those changes during the construction process reported by the contractor to ClayMoore Engineering, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.

By: Drew Donosky Date: 06/25/2025









PLOTTED BY: DARC Y BRANDON  
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 LAST SAVED: 1/11/2024 7:11 PM

EXISTING TREE LEGEND	
5003	Non-Protected Trees
5229	Feature Trees - 2:1 Replacement Ratio
5217	Primary Trees - 1:1 Replacement Ratio
5190	Secondary Trees - 0.5 Replacement Ratio

### IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08)

### MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

### PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	23	ACER SACCHARUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE	4" CAL	16'-18" HT
	41	QUERCUS POLYMORPHA MEXICAN WHITE OAK	4" CAL MIN	14'-16" HT
	31	QUERCUS VIRGINIANA LIVE OAK	4" CAL MIN	14'-16" HT
	26	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL	16'-18" HT
ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	16	CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS	2" CAL MIN	8' -10' HT
	70	ILEX VOMITORIA YAU PON HOLLY	2" CAL MIN	8' -10' HT
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	
	87	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	
	29	ILEX CORNUTA 'DWF. BURFORD' DWARF BURFORD HOLLY	5 GAL	
	46	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL	
	82	MYRTUS COMMUNIS 'DON'S DWARF' DON'S DWARF WAX MYRTLE	5 GAL	
GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT	
	47,780 SF	CYNODON 'TIF-TUF' TIF-TUF BERMUDA GRASS	SOD	

TREE MITIGATION SUMMARY	
TOTAL MITIGATION REQUIRED:	1,447"
MITIGATION PROVIDED BY PLANTING	484"
4" CALIPER TREES (121) TO BE PLANTED ONSITE:	320"
4" CALIPER TREES (80) PLANTED ON CHIPOTLE SITE:	270"
MITIGATION PROVIDED WITH PRESERVATION CREDITS (20% OF TOTAL):	373"
REMAINING MITIGATION:	
ALTERNATIVE TREE MITIGATION SETTLEMENT REQUEST (373" x \$100 / IN = \$37,300)	
TOTAL MITIGATION PROVIDED:	1,447"

### SITE DATA TABLE

SITE AREA	8.684 AC / 378,275 SF
ZONING	PD-70 (Planned Development) GR (General Retail Dist.)
PROPOSED USE	RETAIL/DRIVE-THRU RESTAURANT
BUILDING SIZE	BLDG. B - 12,228 SF BLDG. C - 10,247 SF
PATIO AREA	2,777 SF
LOT COVERAGE	5.2%
FLOOR AREA RATIO	0.05:1
BUILDING HEIGHT	1-STORY
IMPERVIOUS AREA	116,406 SF (30.8%)
OPEN SPACE	6.04 AC (69.2%)

### PARKING DATA TABLE

PARKING REQUIRED	
RETAIL (10,000 SF) 1 SPACE / 250 SF	40 SPACES
DRIVE-THRU RESTAURANT (10,000 SF) 1 SPACE / 100 SF	100 SPACES
PATIO (2,777 SF) 1 SPACE / 100 SF	28 SPACES
TOTAL PARKING	168 SPACES
ADA PARKING	6 SPACES
PARKING PROVIDED	
TOTAL PARKING	168 SPACES
ADA PARKING	6 SPACES

### DUWEST ROCKWALL, TX

#### LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD  
ABSTRACT. NO 131  
8.684 AC (378,275 SF)

#### OWNER:

DuWEST REALTY, LLC  
4403 N.CENTRAL EXWAY SUITE #200  
DALLAS, TX 75025  
CONTACT: BOWEN HENDRIX  
PH: 214.918.1804

#### APPLICANT:

CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021  
CONTACT: DREW DONOSKY  
PH: 817.281.0572

#### CASE NUMBER

SP2023-029

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

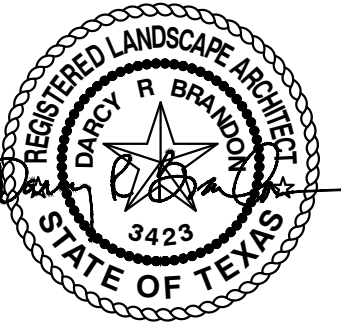
WITNESS OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199

EVERGREEN  
DESIGN GROUP  
(800) 680-6630  
15455 Dallas Pkwy., Ste 600  
Addison, TX 75001  
www.EvergreenDesignGroup.com



SEE SHEET LP-2 FOR  
LANDSCAPE STANDARDS

PRELIMINARY  
FOR REVIEW ONLY  
Not for construction purposes.  
CLAYMOORE ENGINEERING  
ENGINEERING AND PLANNING  
CONSULTANTS  
DREW DONOSKY  
Engineer, No. 125651  
Date 1/11/2024

DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX

LANDSCAPE PLANTING  
PLAN - PHASE 1

DESIGN: LRR

DRAWN: LRR

CHECKED: CLC

DATE: 04/05/2022

SHEET

LP-1

File No. 2022-002

CASE # SP2023-029

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED 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 SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

### ROOT BARRIERS

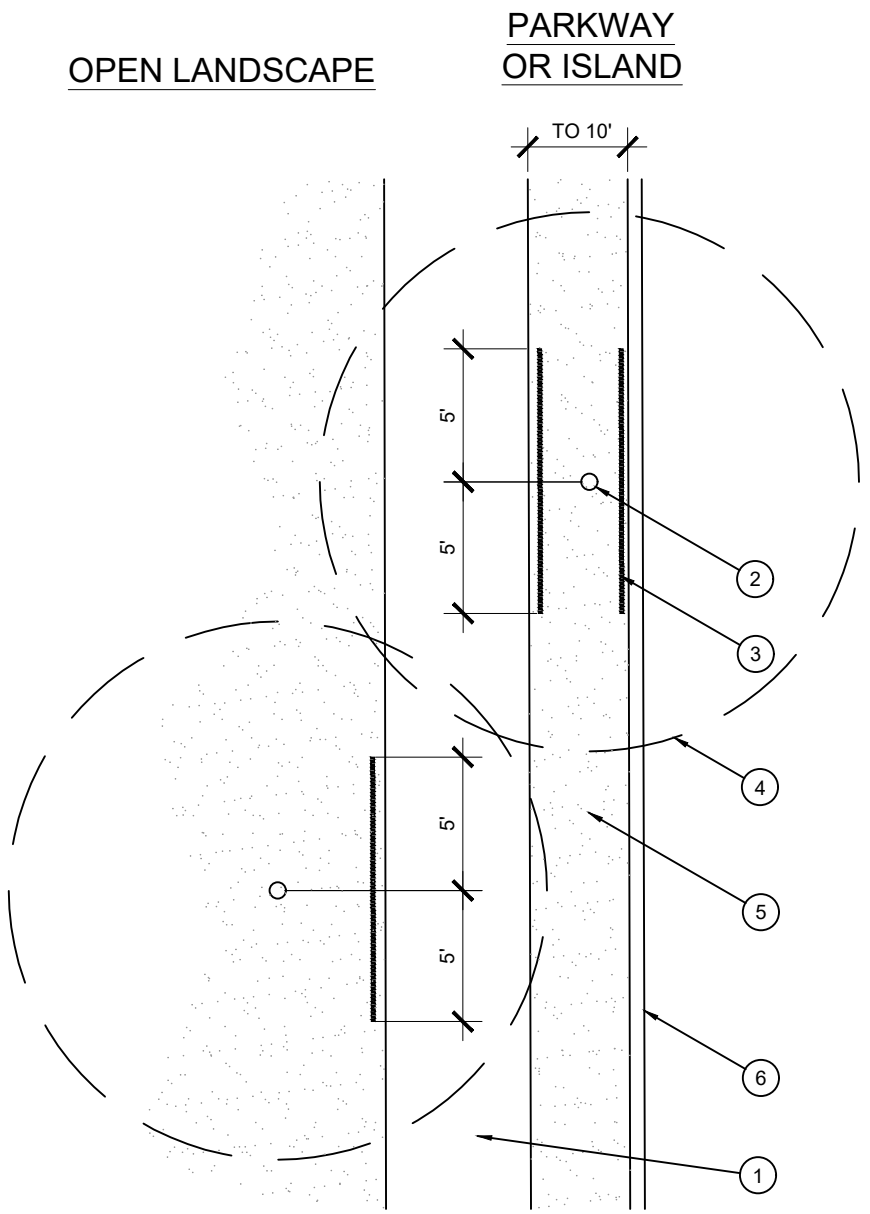
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

ALL GROUND MOUNTED UTILITY EQUIP. MUST BE SCREENED WITH 5-GALLON EVERGREEN SHRUBS, INCLUDING TRANSFORMERS

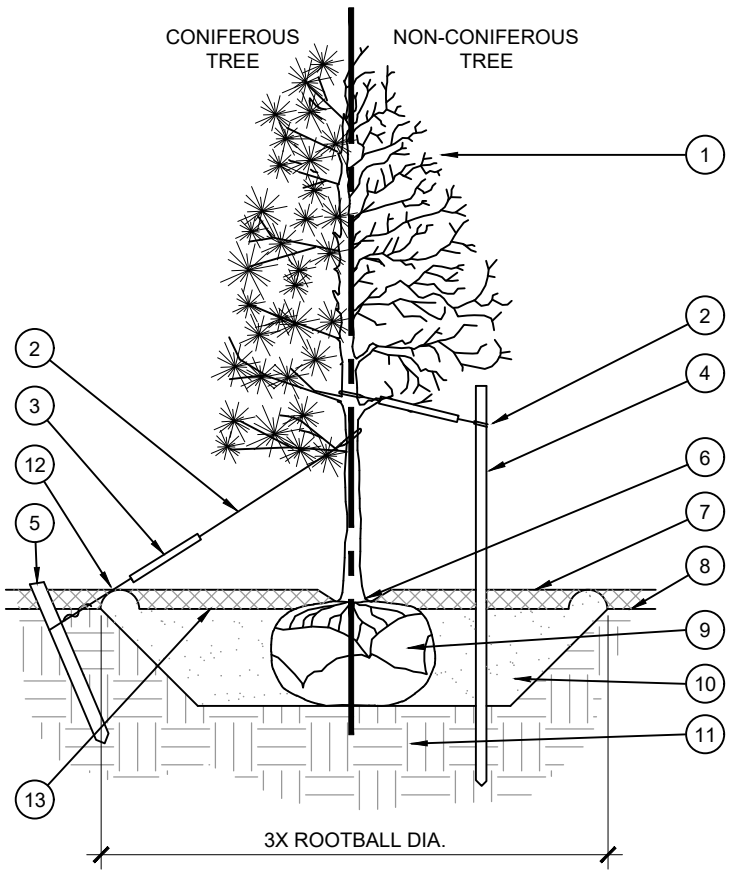
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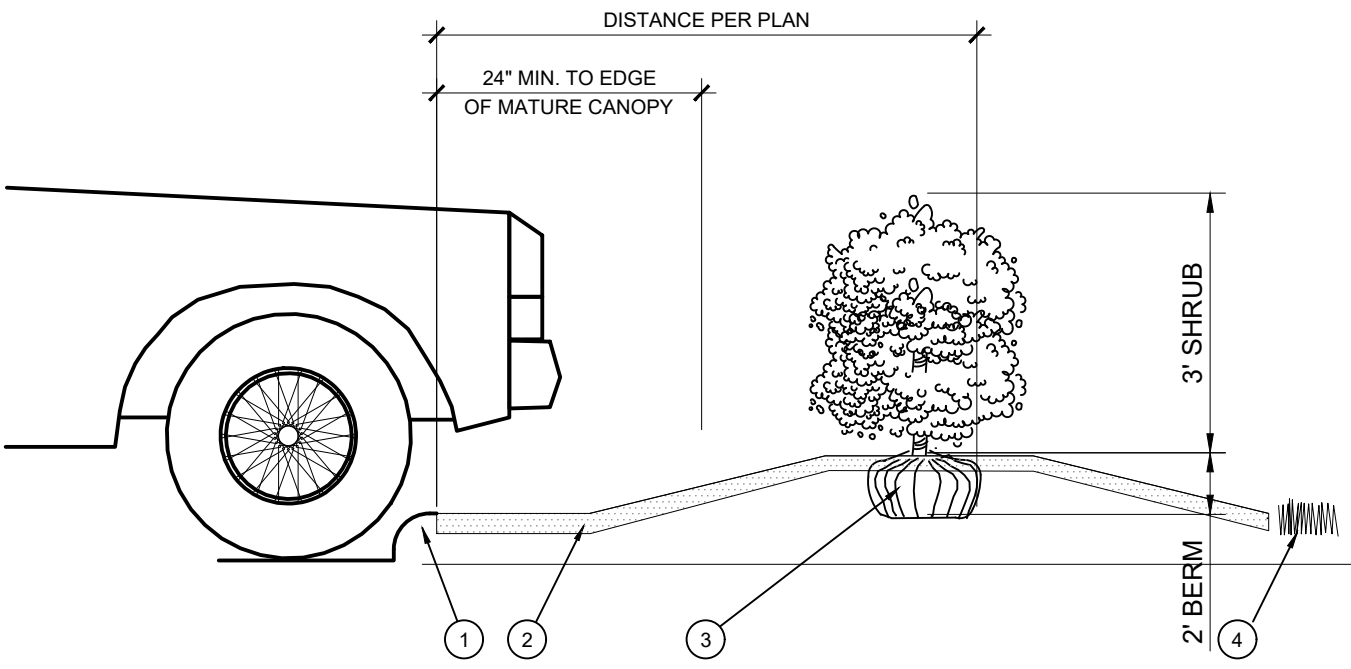
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- NOTES:
- 1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.



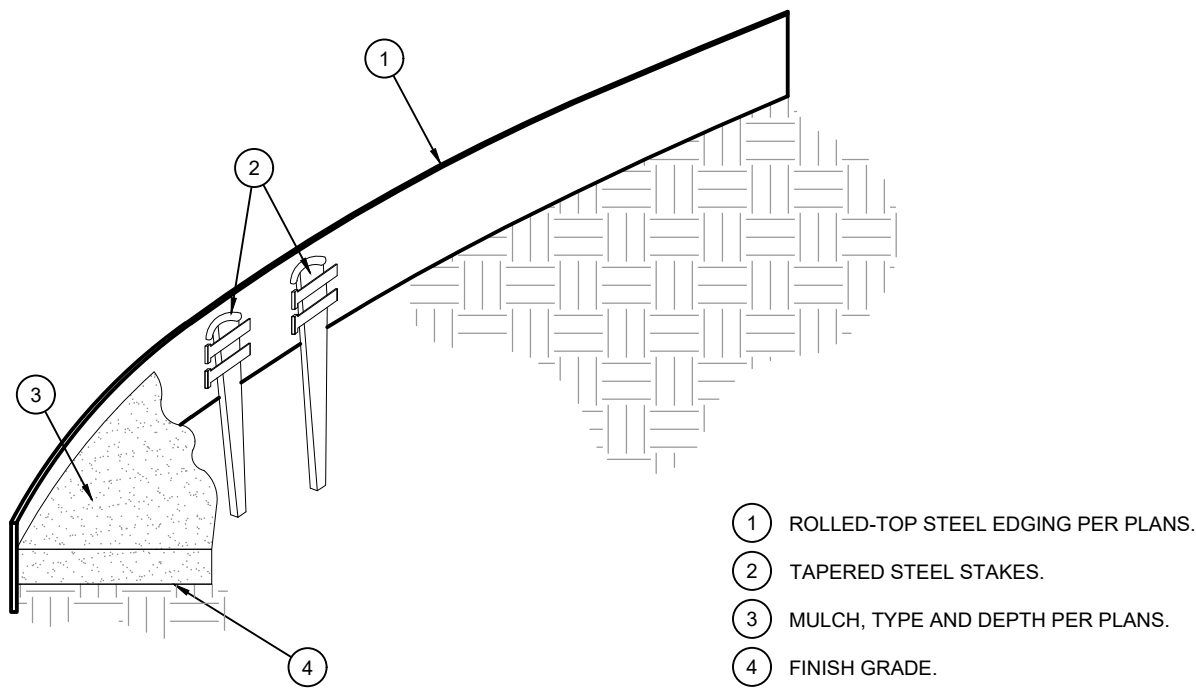
- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
  2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2'-4\"/>



- 1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- 2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1\"/>

#### D PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



- NOTES:
- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
  - 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1\"/>

#### E STEEL EDGING

SCALE: NOT TO SCALE

LANDSCAPE STANDARDS	
05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
E. QUAIL RUN RD.: ±149' STREET FRONTAGE	10' WIDE BUFFER REQ. W/ 1 CANOPY + 1 ACCENT TREE PER 50 LIN. FT. OF FRONTAGE; GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE
REQUIRED PLANTING: PROVIDED 10' BUFFER:	3 CANOPY TREES, 3 ACCENT TREES, BERM W/ SHRUBS 2 EXIST. CANOPY TREES + 1 NEW CANOPY TREE (CEDAR ELM); 3 ACCENT TREES (REDBUD) W/ BERM AND SHRUBS 3-TIERED BUFFER REQ.
SOUTH PROPERTY LINE BUFFER:	10 REDBUDS
05.02 LANDSCAPE SCREENING REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS TEXAS SAGE SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGES WROUGHT IRON FENCE W/ 3-TIERED SCREEN OF CANOPY TREES & 2 ROWS OF EVERGREEN ACCENT TREES
05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT TOTAL SITE AREA: LANDSCAPE AREA REQUIRED TOTAL SITE: LANDSCAPE PROVIDED, TOTAL SITE:	±311,062 SF 62,212.4 SF (20%) ± 186,529 SF (60%)
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	61,293 SF (98.5%)
MIN. SIZE OF AREAS	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASINS	NONE PROPOSED
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
PROPOSED PARKING AREA: PROPOSED PARKING LOT LANDSCAPING:	±5,011 SF ±9,968 SF (9.9%) REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

#### GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3\"/>
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES: PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
  - b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
  - c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNERS REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

DUWEST ROCKWALL, TX	
LEGAL DESCRIPTION AND OR ADDRESS:	
STONE CREEK BALANCE LTD ABSTRACT, NO 131 8.684 AC (378,275 SF)	
OWNER:	
DuWEST REALTY, LLC 4403 N.CENTRAL EXWAY SUITE #200 DALLAS, TX 75025 CONTACT: BOWEN HENDRIX PH: 214.918.1804	
APPLICANT:	
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 CONTACT: DREW DONOSKY PH: 817.281.0572	
CASE NUMBER	
SP2023-029	
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.	
WITNESS OUR HANDS THIS ____ DAY OF ____.	
PLANNING AND ZONING COMMISSION, CHAIRMAN	
DIRECTOR OF PLANNING AND ZONING	

TEXAS REGISTRATION #14199

EVERGREEN  
DESIGN GROUP

(800) 680-6630  
15455 Dallas Pkwy., Ste 600  
Addison, TX 75001  
www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT  
DARC R BRANDON  
STATE OF TEXAS  
3423  
09/21/2023

PRELIMINARY

FOR REVIEW ONLY  
Not for construction purposes.

CLAYMOORE ENGINEERING

ENGINEERING AND PLANNING  
CONSULTANTS  
DREW DONOSKY  
Engineer, 125651, Date 9/21/2023  
P/E, No. 125651, Date 9/21/2023

DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX

LANDSCAPE STANDARDS  
PLANTING  
DETAILS & NOTES

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 04/05/2022  
SHEET  
LP-2  
File No. 2022-002  
CASE # SP2023-029







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EXISTING TREE LEGEND	
5003	Non-Protected Trees
5229	Feature Trees - 2:1 Replacement Ratio
5217	Primary Trees - 1:1 Replacement Ratio
5190	Secondary Trees - 0.5 Replacement Ratio
5007	Dead or Poor Condition Trees - Remove

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

#### TREE PROTECTION GENERAL NOTES

- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
- (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
- (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
- (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- (F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR. BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (H) IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

#### SITE DATA TABLE

SITE AREA	8.684 AC / 378,275 SF
ZONING	PD-70 (Planned Development) GR (General Retail Dist.)
PROPOSED USE	RETAIL/DRIVE-THRU RESTAURANT
BUILDING SIZE	BLDG. B - 10,000 SF BLDG. C - 10,000 SF
PATIO AREA	2,777 SF
LOT COVERAGE	5.2%
FLOOR AREA RATIO	0.05:1
BUILDING HEIGHT	1-STORY
IMPERVIOUS AREA	116,406 SF (30.8%)
OPEN SPACE	6.04 AC (69.2%)

#### PARKING DATA TABLE

PARKING REQUIRED	
RETAIL (10,000 SF) 1 SPACE / 250 SF	40 SPACES
DRIVE-THRU RESTAURANT (10,000 SF) 1 SPACE / 100 SF	100 SPACES
PATIO (2,777 SF) 1 SPACE / 100 SF	28 SPACES
TOTAL PARKING	168 SPACES
ADA PARKING	6 SPACES
PARKING PROVIDED	
TOTAL PARKING	168 SPACES
ADA PARKING	6 SPACES

#### TREE MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED:	1,447"
MITIGATION PROVIDED BY PLANTING	
4" CALIPER TREES (121) TO BE PLANTED ON-SITE:	484"
4" CALIPER TREES (80) PLANTED ON CHIPOTLE SITE:	320"
MITIGATION PROVIDED WITH PRESERVATION CREDITS (20% OF TOTAL):	270"
REMAINING MITIGATION:	373"
ALTERNATIVE TREE MITIGATION SETTLEMENT REQUEST (373" x \$100 / IN = \$37,300)	
TOTAL MITIGATION PROVIDED:	1,447"

#### DUWEST ROCKWALL, TX

##### LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD  
ABSTRACT, NO 131  
8.684 AC (378,275 SF)

##### OWNER:

DUWEST REALTY, LLC  
4403 N.CENTRAL EXWAY SUITE #200  
DALLAS, TX 75025  
CONTACT: BOWEN HENDRIX  
PH: 214.918.1804

##### APPLICANT:

CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021  
CONTACT: DREW DONOSKY  
PH: 817.281.0572

##### CASE NUMBER

SP2023-029

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

WITNESS OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



PRELIMINARY  
FOR REVIEW ONLY  
Not for construction purposes.  
CLAYMOORE ENGINEERING  
ENGINEERING AND PLANNING  
CONSULTANTS  
DREW DONOSKY  
Engineer, No. 125651, Date 9/21/2023

DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX

TREESCAPE PLAN

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 04/05/2022  
SHEET

TD-1

File No. 2022-002  
CASE # SP2023-029



PLOTTED BY: DARCY BRANDON  
 PLOT DATE: 9/21/2023 6:13 PM  
 LOCATION: C:\USERS\DARCY\DOCUMENTS\DELA\PROJECTS\2022\EDG\DUWEST - ROCKWALL, TX\DUWEST-ROCKWALL\_TD--2023-09-21.DWG  
 LAST SAVED: 9/21/2023 6:12 PM

EXISTING TREE SURVEY

TREE TAG #	SPECIES	DBH IN	DISPOSITION	TREE HEALTH	DISEASE	INSECTS	STRUCTURAL	MIT REQ	COMMENT
5001	CEDAR ELM	19.5	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5002	CEDAR ELM	10	REMOVE	3	N	N	Y	10	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5003	CEDAR ELM	10	REMOVE	3	N	N	Y	10	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5004	CEDAR ELM	10	REMOVE	3	N	N	Y	10	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5005	HACKBERRY	24	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5006	CEDAR ELM	14	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5007	HACKBERRY	12	REMOVE	1				0	DEAD
5008	HACKBERRY	15	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5009	HACKBERRY	14	REMOVE	1				0	DEAD
5010	CEDAR ELM	36	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5011	HACKBERRY	8	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5012	HACKBERRY	16	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5013	AMERICAN ELM	6	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5014	HACKBERRY	15	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5015	BOIS D'ARC	12	REMOVE	2	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5016	BOIS D'ARC	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5017	HACKBERRY	16	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5018	HACKBERRY	34	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5019	HACKBERRY	10	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5020	HACKBERRY	10	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5021	HACKBERRY	11	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5022	HACKBERRY	8	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5023	HACKBERRY	14	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5024	HACKBERRY	14	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5025	HACKBERRY	8	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5026	HACKBERRY	14	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5027	HACKBERRY	10	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5028	BOIS D'ARC	12	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5029	HACKBERRY	8	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5030	HACKBERRY	7	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5031	HACKBERRY	10	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5032	HERCULES CLUB	10	REMOVE	2	N	N	Y	0	BROKEN TOP
5033	HACKBERRY	26	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5034	HACKBERRY	12	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5035	HACKBERRY	15	REMOVE	2	Y	Y	Y	0	BLOWN OVER
5036	BOIS D'ARC	14	REMOVE	2	N	N	Y	0	CANOPY DECLINE
5037	CEDAR ELM	8	REMOVE	3	N	N	Y	8	IRREGULAR CANOPY
5038	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5039	BOIS D'ARC	14	REMOVE	2	N	N	Y	0	TOPPED
5040	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5041	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5042	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5043	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5044	HACKBERRY	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5045	CEDAR ELM	36	REMOVE	3	Y	N	Y	72	MISTLETOE, POISONOUS VINES
5046	CEDAR ELM	36	REMOVE	3	N	N	Y	72	IRREGULAR CANOPY
5047	HACKBERRY	16	REMOVE	2	Y	Y	Y	0	INSECTS, TRUNK DECAY
5048	HACKBERRY	26	REMOVE	2	Y	Y	Y	0	DISEASED
5049	HACKBERRY	12	REMOVE	2	N	N	Y	0	IRREGULAR CANOPY
5050	CEDAR ELM	14	REMOVE	3	N	N	Y	14	IRREGULAR CANOPY
5051	CEDAR ELM	30	REMOVE	3	N	N	Y	60	IRREGULAR CANOPY
5052	HACKBERRY	24	REMOVE	2	Y	Y	Y	0	DISEASED
5053	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5054	HACKBERRY	12	REMOVE	2	Y	Y	Y	0	DECLINING
5055	HACKBERRY	38	REMOVE	2	Y	Y	Y	0	DECLINING
5056	HACKBERRY	18	REMOVE	2	Y	Y	Y	0	DECLINING
5057	EASTERN RED CEDAR	10' tall	PRESERVE	3	N	N	Y	0	VINES
5058	HACKBERRY	10	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5059	HACKBERRY	24	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5060	AMERICAN ELM	30	REMOVE	2	N	N	Y	0	TRUNK DECAY
5061	AMERICAN ELM	23	PRESERVE	4	N	N	N	0	IRREGULAR CANOPY
5062	HACKBERRY	8	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5063	AMERICAN ELM	7	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5064	AMERICAN ELM	25	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5065	HACKBERRY	13	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5066	PECAN	50	PRESERVE	3	N	N	Y	0	POISONOUS VINES
5067	PECAN	20	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5068	BLACK WILLOW	13	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5069	CHINESE TALLOW	13	REMOVE	2	Y	Y	Y	0	TOPPED
5071	AMERICAN ELM	15	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5072	PECAN	39	PRESERVE	3	N	N	Y	0	VINES
5073	PECAN	23	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5074	AMERICAN ELM	14	PRESERVE	4	N	N	N	0	IRREGULAR CANOPY
5075	HACKBERRY	6	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5076	HACKBERRY	12	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5077	HACKBERRY	17	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5078	HACKBERRY	12	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5079	HERCULES CLUB	8	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5080	HACKBERRY	13	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5081	BOIS D'ARC	22	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5082	BOIS D'ARC	23	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5083	BOIS D'ARC	19	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5084	BOIS D'ARC	26	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5085	BOIS D'ARC	38	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5086	BOIS D'ARC	22	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5087	BOIS D'ARC	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5088	BOIS D'ARC	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5089	BOIS D'ARC	23	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5090	BOIS D'ARC	30	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5091	PECAN	12	REMOVE	3	N	N	Y	12	IRREGULAR CANOPY
5092	AMERICAN ELM	10	REMOVE	3	N	N	Y	10	IRREGULAR CANOPY
5093	AMERICAN ELM	7	REMOVE	3	N	N	Y	7	IRREGULAR CANOPY
5094	HACKBERRY	8	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5095	HACKBERRY	9	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5096	AMERICAN ELM	6	REMOVE	3	N	N	Y	6	IRREGULAR CANOPY
5097	AMERICAN ELM	12	REMOVE	3	N	N	Y	12	IRREGULAR CANOPY
5098	HACKBERRY	11	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5099	BOIS D'ARC	26	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5100	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5101	BLACK WILLOW	13	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5102	HACKBERRY	13	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5103	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5104	HACKBERRY	6	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5105	HACKBERRY	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5106	HACKBERRY	9	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5107	BOIS D'ARC	30	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5108	HACKBERRY	19	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5109	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5110	AMERICAN ELM	8	REMOVE	3	N	N	Y	8	IRREGULAR CANOPY
5111	AMERICAN ELM	7	REMOVE	3	N	N	Y	7	IRREGULAR CANOPY
5112	HACKBERRY	13	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5113	HACKBERRY	6	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5114	HACKBERRY	9	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5115	HERCULES CLUB	6	REMOVE	3	N	N	Y	6	IRREGULAR CANOPY
5116	HACKBERRY	8	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5117	BOIS D'ARC	36	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5118	BLACK LOCUST	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5119	HACKBERRY	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5120	BOIS D'ARC	18	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5121	HACKBERRY	14	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5122	HACKBERRY	8	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5123	HACKBERRY	6	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5124	BOIS D'ARC	18	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5125	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5126	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5127	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5128	HACKBERRY	6	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5129	HACKBERRY	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5130	HACKBERRY	6	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5131	HACKBERRY	14	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY

TREE TAG #	SPECIES	DBH IN	DISPOSITION	TREE HEALTH	DISEASE	INSECTS	STRUCTURAL	MIT REQ	COMMENT
5132	HACKBERRY	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5133	HACKBERRY	8	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5134	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5135	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5136	HACKBERRY	17	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5137	BOIS D'ARC	26	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5138	HACKBERRY	14	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5139	BOIS D'ARC	20	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5140	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5141	BOIS D'ARC	38	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5142	HACKBERRY	18	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5143	BOIS D'ARC	14	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5144	HACKBERRY	19	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5145	BOIS D'ARC	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5146	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5147	BOIS D'ARC	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5148	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5149	BOIS D'ARC	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5150	HACKBERRY	7	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5151	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5152	HACKBERRY	7	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5153	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5154	BOIS D'ARC	34	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5155	BOIS D'ARC	36	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5156	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5157	HACKBERRY	20	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5158	BOIS D'ARC	8	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5159	HACKBERRY	13	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5160	HACKBERRY	16	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5161	HACKBERRY	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5162	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY



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9/21/2023 6:12 PM  
DARCY BRANDON  
PLOTTED BY:  
PLOT DATE:  
LOCATION:  
LAST SAVED:

TREE PROTECTION SPECIFICATIONS

MATERIALS

- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "I" SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

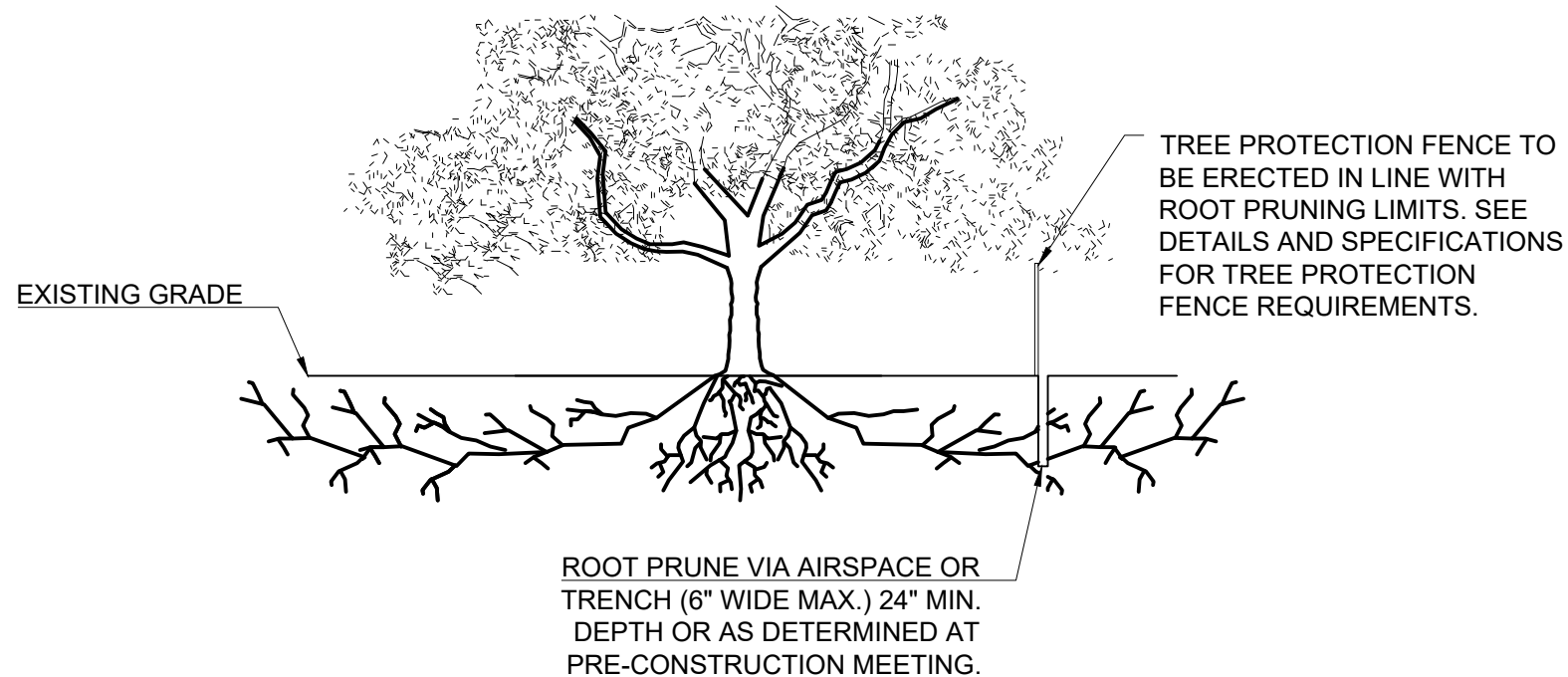
CONSTRUCTION METHODS

- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1" FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
- WITHIN THE CRZ:
  - DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
  - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
  - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
  - DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
  - DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
  - DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

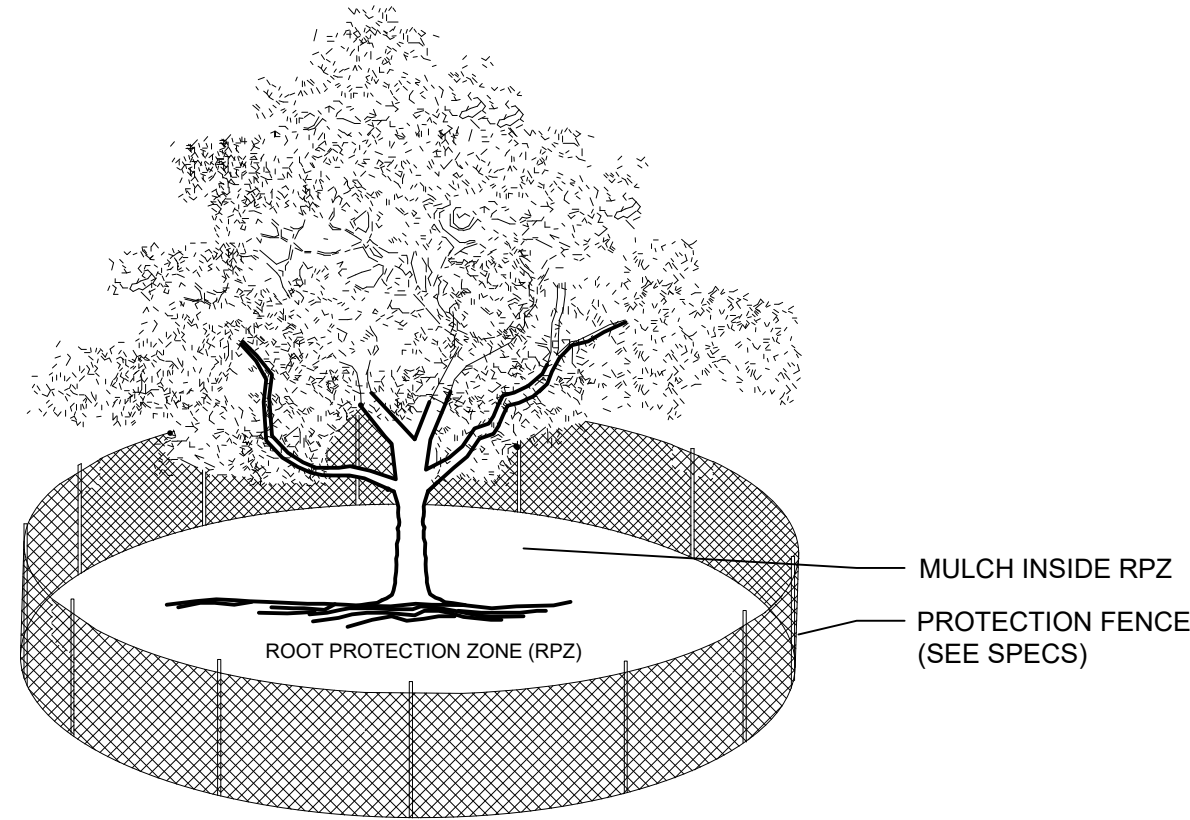
- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
- REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

NOTES

- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
- BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
- EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
- ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROOT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
- ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
- SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



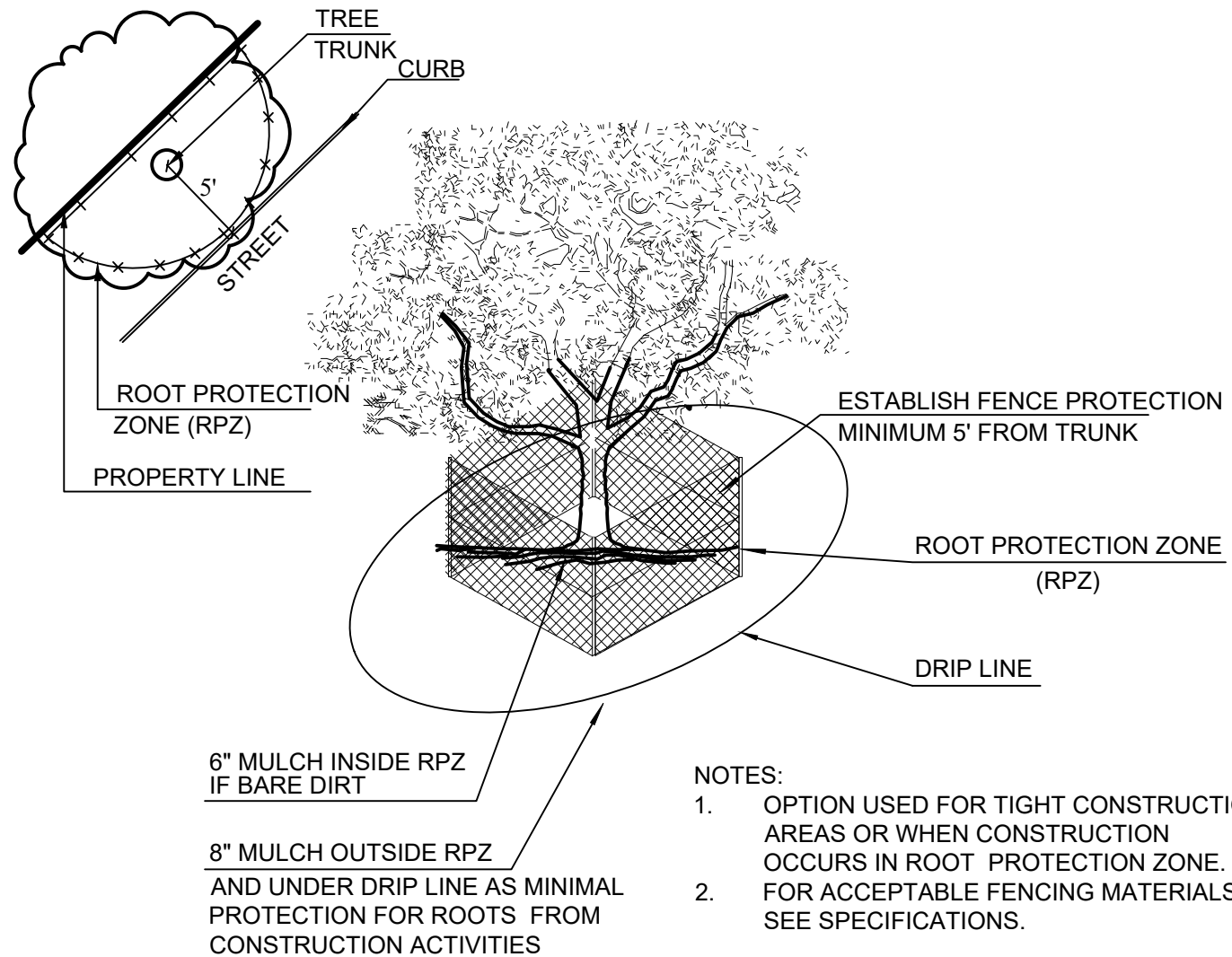
D ROOT PRUNING DETAIL  
SCALE: NOT TO SCALE



NOTES:

- THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

A TREE PROTECTION FENCE  
SCALE: NOT TO SCALE



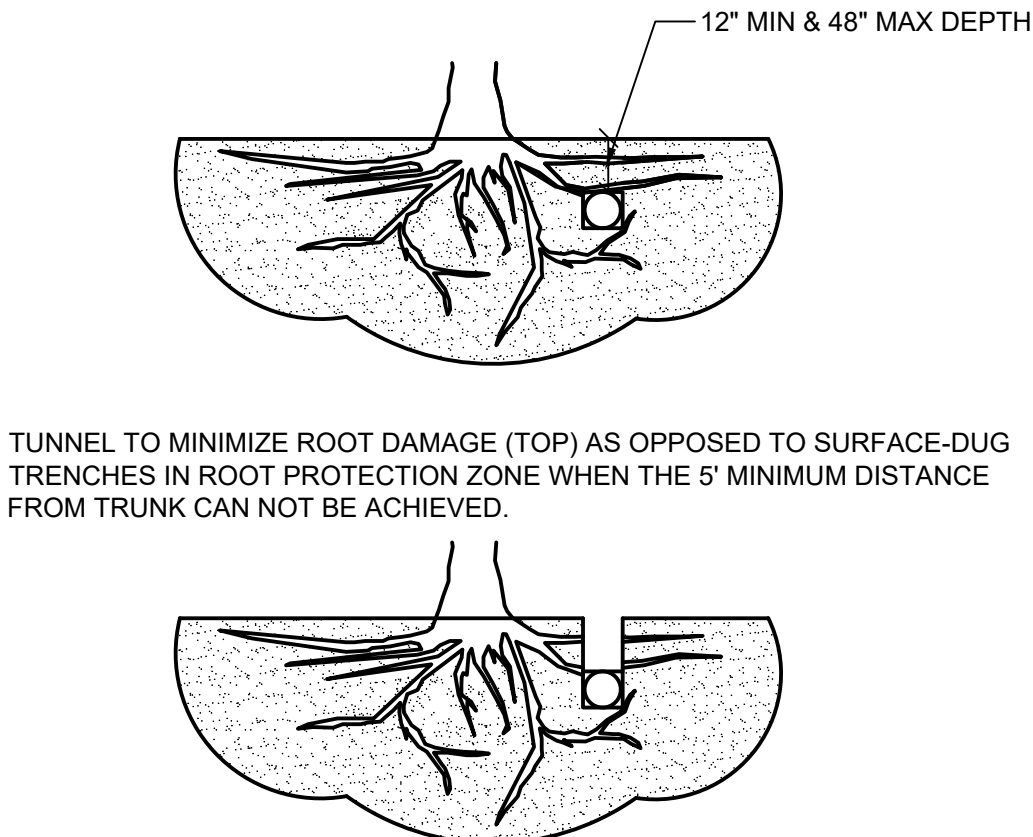
NOTES:

- OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
- FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

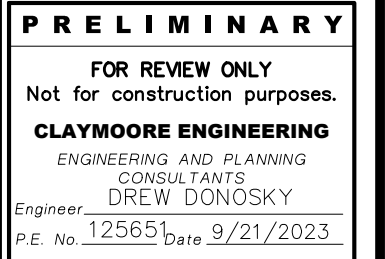
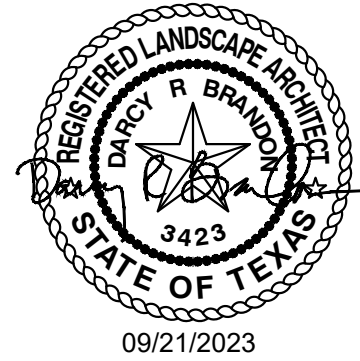
B TREE PROTECTION FENCE - TIGHT CONSTRUCTION  
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



C BORING THROUGH ROOT PROTECTION ZONE  
SCALE: NOT TO SCALE



DUWEST ROCKWALL  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX

TREESCAPE PLAN  
DETAILS & SPECIFICATIONS

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	04/05/2022
SHEET	
TD-3	
File No.	2022-002
CASE #	SP2023-029

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD  
ABSTRACT, NO 131  
8.684 AC (378,275 SF)

OWNER:

DuWEST REALTY, LLC  
4403 N.CENTRAL EXWAY SUITE #200  
DALLAS, TX 75025  
CONTACT: BOWEN HENDRIX  
PH: 214.918.1804

APPLICANT:

CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021  
CONTACT: DREW DONOSKY  
PH: 817.281.0572

CASE NUMBER

SP2023-029

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_.

WITNESS OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING