

\\lgenc\data\T\N\Projects\VEB\_Grocery\_Co\9559-00-SW-Corr\_J\_King\VEB\_Rockwall\_Civil\Plans\RECORD DRAWINGS\VEB ROCKWALL COVER SHEET.dwg Oct 07, 2025--12:08pm jborrad

BGE, INC.  
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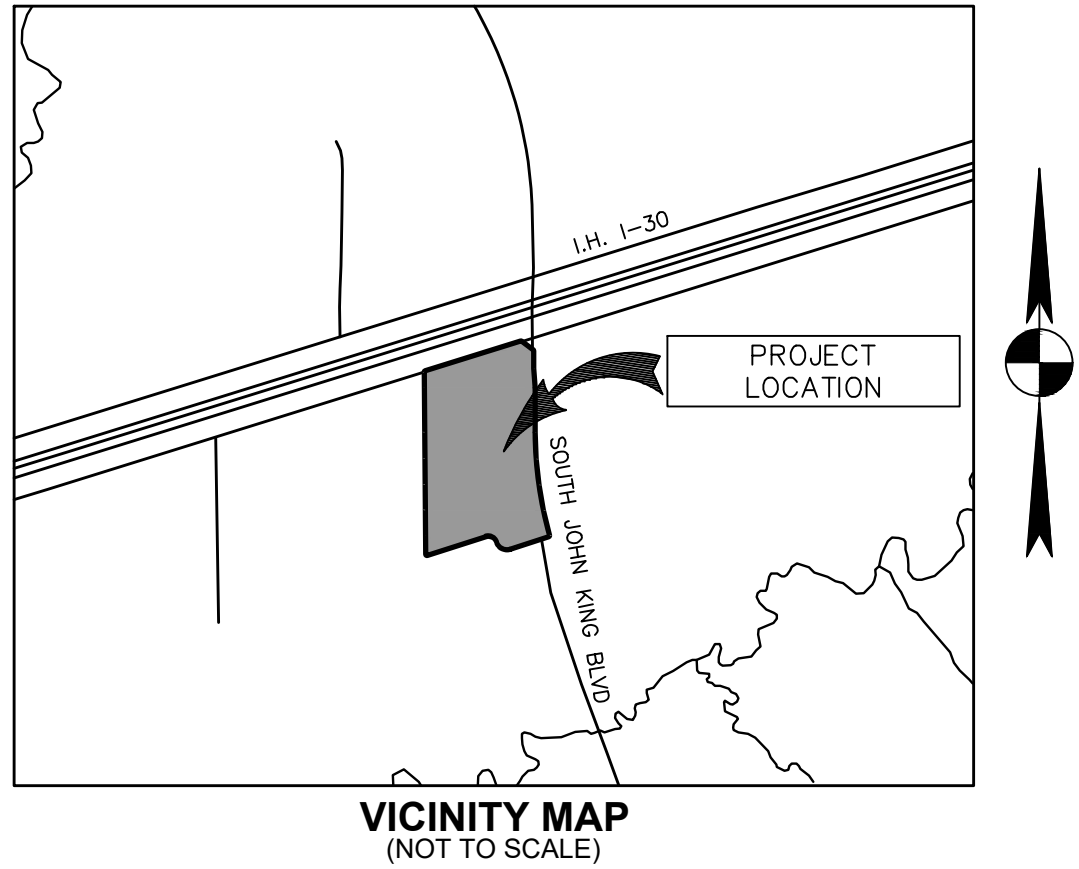
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# HEB ROCKWALL STORE #810

## HEB GROCERY COMPANY, LP

1600 E INTERSTATE 30  
ROCKWALL, TEXAS 75032  
LOT 1, BLOCK 1  
CONSTRUCTION DOCUMENTS



VICINITY MAP  
(NOT TO SCALE)

GENERAL CONTRACTOR : **SPRING VALLEY CONSTRUCTION COMPANY**

10950 ALDER CIRCLE  
DALLAS, TEXAS 75238  
PHONE: (214) 340-9800  
ATTN: STEPHEN NAGEL

OWNER : **H-E-B, LP**

646 SOUTH MAIN, SOUTH BUILDING, 1ST FLOOR  
SAN ANTONIO, TEXAS 78204

ENGINEER : **BGE, INC.**

2595 DALLAS PARKWAY  
SUITE 101  
FRISCO, TX 75034  
PHONE: (972) 464-4800  
ATTN: NICK HOBBS, P.E.

ENGINEER JOB NO. 9559-01

ADDRESS : HEB ROCKWALL STORE #810  
1600 E INTERSTATE 30  
ROCKWALL, TEXAS 75032

SUBMITTAL DATE : 6/13/2024

- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, GAS PROVIDER MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- THE EXISTENCE AND LOCATION OF UNDERGROUND CABLE INDICATED ON THE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO EXCAVATION. CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT TELEPHONE COMPANY PLANT DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND PROTECTING THE INTEGRITY OF THE POWER POLES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE REQUIRED AT THEIR EXPENSE TO PROVIDE ACCEPTABLE BRACING OF SPECIFIC UTILITIES POLES DURING THE CONSTRUCTION OF THIS PROJECT AND/OR PROVIDE AT THEIR EXPENSE FOR THE ELECTRIC PROVIDER TO PROVIDE BRACING. IN ADDITION IT IS CRITICAL THE CONTRACTOR WORK CLOSELY WITH THE ELECTRIC PROVIDER'S CONSTRUCTION FORMAN FOR THE SAKE OF SAFETY TO ISOLATE AND/OR PROTECT CONTRACTOR FROM ENERGIZED ELECTRIC CONDUCTORS ABOVE AREAS OF PROPOSED EXCAVATION.

#### TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEM'S PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATION. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

A1

NOT TO SCALE

COVER SHEET

#### Sheet List Table

Sheet Number	Sheet Title
C-0.0	COVER SHEET
C-0.1	GENERAL NOTES (1 OF 2)
C-0.2	GENERAL NOTES (2 OF 2)
C-0.3	CITY OF ROCKWALL GENERAL NOTES
C-0.4	CITY OF ROCKWALL GENERAL NOTES
FP-1	FINAL PLAT
SP-1	SITE PLAN
C-1.0	DEMOLITION PLAN
C-2.0	EROSION CONTROL PLAN
C-2.1	CITY OF ROCKWALL EROSION CONTROL DETAILS
C-2.2	STORMWATER POLLUTION PREVENTION DETAILS
C-3.0	PAD PREPARATION PLAN
C-4.0	DIMENSION CONTROL AND PAVING PLAN
C-5.0	GRADING PLAN
C-6.0	EXISTING DRAINAGE AREA MAP
C-7.0	PROPOSED DRAINAGE AREA MAP
C-8.0	OVERALL STORM PLAN
C-8.1	STORM PLAN (1 OF 4)
C-8.2	STORM PLAN (2 OF 4)
C-8.3	STORM PLAN (3 OF 4)
C-8.4	STORM PLAN (4 OF 4)
C-8.5	UNDERGROUND DETENTION PLAN
C-8.6	CONTECH DETENTION SYSTEM
C-8.7	CONTECH DETENTION SYSTEM DETAILS
C-8.8	CONTECH DETENTION SYSTEM DETAILS
C-8.9	CONTECH DETENTION SYSTEM DETAILS
C-8.10	CONTECH DETENTION SYSTEM DETAILS
C-8.11	STORM PROFILES
C-8.12	STORM PROFILES
C-8.13	STORM CALCULATIONS
C-9.0	WATER PLAN
C-10.0	SANITARY SEWER PLAN
C-10.1	SANITARY SEWER PROFILES

#### Sheet List Table

Sheet Number	Sheet Title
C-11.0	SITE PLAN DETAILS
C-11.1	GRADING DETAILS
C-12.0	CITY OF ROCKWALL STANDARD DETAILS
C-12.1	CITY OF ROCKWALL STANDARD DETAILS
C-12.2	CITY OF ROCKWALL STANDARD DETAILS
C-12.3	CITY OF ROCKWALL STANDARD DETAILS
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C-13.0	CONSTRUCTION DETAILS
C-14.0	FRANCHISE UTILITY PLAN
L0.01	NOTES, MATERIALS & SYMBOLS
L0.02	LANDSCAPE SPECIFICATIONS
L0.03	OVERALL LANDSCAPE PLAN
L1.00	TREE PRESERVATION TABLE
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L1.03	TREE PRESERVATION PLAN
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L2.01	PLANTING PLAN
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L2.03	PLANTING PLAN
L3.01	LANDSCAPE DETAILS
L3.02	HARDSCAPE DETAILS
L3.03	RESIDENTIAL ADJACENCY DETAIL

#### RECORD DRAWING

THE RECORD DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

BY: *Nick Hobbs* BGE, INC. BGE, INC. - TBPE REG No. F-1046  
NICK HOBBS - TEXAS P.E. #112949 DATE: 10/7/2025

#### FLOODPLAIN INFORMATION

ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) MAP NO. 48397C0045L, DATED 08/26/2008, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

#### LEGAL DESCRIPTION:

BEING 12.519 ACRES SITUATED IN THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134

#### BENCHMARKS:

BM#1	"X" CUT SET IN BOX ON CENTERLINE OF A MEDIAN BULLNOSE ALONG SOUTH JOHN KING BOULEVARD. ±500' SOUTH OF THE CENTERLINE OF INTERSTATE HWY 30 AND ±140' NORTH OF A BICYCLIST SIGN ON THE WEST SIDE OF SOUTH JOHN KING BOULEVARD. SURFACE NORTHING: 7022825.45 SURFACE EASTING: 2603164.43 ELEV=565.757
BM#2	"X" CUT SET IN BOX ON CENTERLINE OF A MEDIAN BULLNOSE ALONG SOUTH JOHN KING BOULEVARD. ±1100' SOUTH OF THE CENTERLINE OF INTERSTATE HWY 30 AND ±60' EAST OF THE NORTH ENTRANCE TO THE MANSION SENIOR LIVING CENTER. SURFACE NORTHING: 7022282.76 SURFACE EASTING: 2603234.30 ELEV=562.35
BM#3	"X" CUT SET IN BOX ON CENTERLINE OF A MEDIAN BULLNOSE ALONG SOUTH JOHN KING BOULEVARD. ±40' EAST OF THE CENTERLINE OF INTERSTATE HWY 30 AND ±50' EAST OF A TRAFFIC SIGNAL POLE FOR THE SOUTHBOUND LANE OF SOUTH JOHN KING BOULEVARD. SURFACE NORTHING: 7023321.53 SURFACE EASTING: 2603146.63 ELEV=574.32
MON#9	"BRASS DISC" STAMPED CITY OF ROCKWALL SURVEY MONUMENT ON THE SOUTH SIDE OF DISCOVERY BLVD. AT THE SOUTHEAST CORNER OF A CURB INLET, ±180' EAST INTERSECTION OF DISCOVERY/CORPORATE. PUBLISHED ELEV=595.63' OBSERVED ELEV=595.85'

PLEASE BE ADVISED: THIS DOCUMENT MAY CONTAIN SENSITIVE AND/OR PROPRIETARY INFORMATION AND THEREFORE MUST BE TREATED AS A CONFIDENTIAL DOCUMENT. ACCEPTANCE OF THIS DOCUMENT CONSTITUTES AN AGREEMENT THAT THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN SHALL BE MAINTAINED AND TRANSMITTED IN A CONFIDENTIAL MANNER. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED, RELEASED OR DISTRIBUTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF H.E.B. GROCERY. ANY DISTRIBUTION TO NON-H.E.B. ENTITIES OR PERSONS MUST BE SUBJECT TO A WRITTEN CONFIDENTIALITY AGREEMENT.

SCALE: AS NOTED

CONVUL PRON NO.: 9559-01

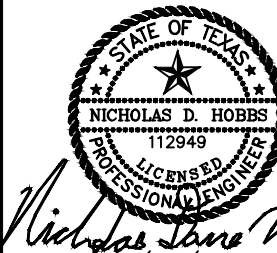
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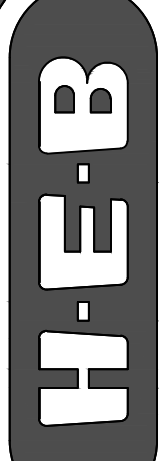
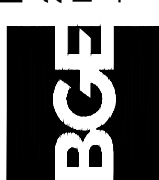
COVER SHEET

H.E.B. ROCKWALL - STORE #810  
1600 E INTERSTATE 30  
ROCKWALL, TEXAS 75032

C-0.0



BGE, INC.  
2595 Dallas Pkwy., Suite 101  
Frisco, TX 75034  
Tel: 972-464-4800 • www.lgenc.com  
TBPE Registration No. F-1046



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BGE, INC.

GENERAL NOTES		WATER AND WASTEWATER UTILITY NOTES		GRADING NOTES		OVERVIEW		GENERAL NOTES FOR WATER AND WASTEWATER					
<div>1. WHERE THE SPECIFICATIONS ON THIS SHEET ARE IN CONFLICT WITH THE CITY STANDARD SPECIFICATIONS, THE MORE STRINGENT STANDARD SPECIFICATIONS SHALL TAKE PRECEDENCE.</div> <div>2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.</div> <div>3. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND DRAWINGS OF THE CITY, COUNTY AND/OR TxDOT (AS WELL AS THE REQUIREMENTS OF THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)).</div> <div>4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES TO LOCATE EXISTING FACILITIES.</div> <div>5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY OF ROCKWALL, CONSULTING ENGINEER, CONTRACTOR(S), UTILITY COMPANIES AND ANY OTHER AFFECTED PARTIES.</div> <div>6. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 903 SAN JACINTO, RM 319, AUSTIN, TEXAS, 78701.</div> <div>7. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAYBE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC, SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND MAINTAINED AT ALL TIMES (24 HRS. PER DAY) DURING THE CONSTRUCTION PROCESS.</div> <div>8. THE INFORMATION CONTAINED ON THESE DRAWINGS IN REGARDS TO EXISTING UTILITIES, TOPOGRAPHY, CONTOURS, HYDROGRAPHY, OR SUBSURFACE CONDITIONS IS FURNISHED SOLELY AS THE BEST INFORMATION AVAILABLE AT THIS TIME. ITS ACCURACY IS NOT GUARANTEED AND ITS USE IN NO WAY RELIEVES THE CONTRACTOR OF ANY RESPONSIBILITY FOR DAMAGES DUE TO ANY INACCURACIES.</div> <div>9. THE LOCATION AND ELEVATION OF IMPROVEMENTS TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO THE CONSTRUCTION OF THE WORK. THE CONTRACTOR IS TO MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL THE NECESSARY ARRANGEMENTS WITH THE RESPECTIVE UTILITY COMPANIES. GRAVITY LINE CONSTRUCTION IS REQUIRED TO BE VERIFIED AT CONNECTION POINT THEN BUILD UPSTREAM.</div> <div>10. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING FACILITIES FROM DAMAGE AND COST OF REPAIR TO EXISTING FACILITIES AND IMPROVEMENTS AS A RESULT OF CONTRACTOR'S WORK. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OFFICES PRIOR TO STARTING WORK AND SHALL COORDINATE THEIR WORK WITH THE UTILITY OFFICES.</div> <div>11. DURING CONSTRUCTION, THE OWNER WILL PROVIDE A GEOTECHNICAL LAB TO PERFORM MATERIALS TESTING DURING THE CONSTRUCTION. RETESTS REQUIRED DUE TO CONTRACTOR PERFORMANCE SHALL BE PAID FOR BY THE CONTRACTOR.</div> <div>12. THE CONTRACTOR SHALL KEEP AND LEAVE THE AREA NEAT AND CLEAN DURING CONSTRUCTION. DEBRIS SHALL NOT BE BURIED OR DUMPED ANYWHERE WITHIN THE LIMITS OF THE PROJECT. ALL DEBRIS, CONSTRUCTION MATERIALS, CONTRACTOR'S BUILDINGS OR EQUIPMENT, LOGS, STUMPS, BOLLERS, OR ANY OTHER EXTRANEOUS MATERIAL DEPOSITED DURING CONSTRUCTION SHALL BE DISPOSED OFFSITE PROMPTLY IN COMPLIANCE WITH APPLICABLE REGULATIONS.</div> <div>13. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.</div> <div>14. ALL UNDERGROUND FACILITIES SHALL BE CONSTRUCTED, CONNECTED AND TESTED PRIOR TO THE CONSTRUCTION OF SURFACE IMPROVEMENTS, SUCH AS SIDEWALKS, CURBS, GUTTERS AND PAVING.</div> <div>15. ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED SURVEYOR AND PAID FOR BY THE CONTRACTOR.</div> <div>16. THE CONTRACTOR SHALL KEEP THE APPROVED SET OF PLANS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL REDLINE THE ACTUAL LOCATIONS AND DIMENSIONS (VERTICAL, AND HORIZONTAL) OF UTILITIES, STRUCTURES, SERVICES, AND OTHER DETAILS DEFERRING FROM OR NOT SHOWN ON THE ORIGINAL DRAWINGS. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUBMIT THE RECORD DRAWINGS TO THE ENGINEER OF RECORD.</div> <div>17. THE CONTRACTOR SHALL RESTORE AND REVEGETATE ALL DISTURBED AREAS NOT COVERED BY LANDSCAPE PLANS AT THEIR EXPENSE.</div> <div>18. CONTRACTOR SHALL MAKE REQUIRED SUBMITTALS AT LEAST 14 DAYS PRIOR TO USE.</div>		<div>1. ALL WORK SHALL CONFORM WITH CITY OF ROCKWALL SPECIFICATIONS.</div> <div>2. VENDOR MUST OBTAIN A COPY OF THE SITE UTILITY PLAN.</div> <div>3. NOTIFY CITY OF ROCKWALL AT LEAST 48HOURS PRIOR TO STARTING CONSTRUCTION. DISRUPTION OF SERVICES SHALL BE COORDINATED WITH THE OWNER AND UTILITY COMPANY.</div> <div>4. ALL PRIVATE WATER AND WASTEWATER LINES WILL COMPLY WITH THE UNIFORM PLUMBING CODE.</div> <div>5. WATER PIPE 4" AND LARGER SHALL BE CLASS 200 PVC C900 D14 OR DUCTILE IRON (D.I.) CLASS 500 (IRRIGATION LINES AND DOMESTIC SERVICE LINES SHOULD BE SDR21 RATED PIPE). PUBLIC WATER MAINS SHALL NOT BE DUCTILE IRON (D.I.) CLASS 500. ALL WATER PIPE LESS THAN 4" SHALL BE SCHEDULE 40 PVC.</div> <div>6. ALL PUBLIC WASTEWATER PIPE SHALL BE SDR 35 PVC, OR PRESSURE RATED PIPE WHERE REQUIRED. SERVICE LATERALS SHALL BE SCHEDULE 40 PVC.</div> <div>7. ALL JOINTS ARE TO BE MEGALUG JOINTS WITH THRUST BLOCKING.</div> <div>8. ALL THRUST BLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARDS. IF CITY STANDARD IS NOT AVAILABLE, USE DETAIL PROVIDED. WHERE THRUST BLOCKING IS NOT POSSIBLE, RESTRAINED JOINTS SHALL BE INSTALLED.</div> <div>9. ALL WATER MAINS SHALL BE BURIED MIN. 4'.</div> <div>10. WHERE PUBLIC WATER AND SEWER LINES ARE INSTALLED WITH A SEPARATION DISTANCE CLOSER THAN TEN FEET, THE INSTALLATION MUST MEET THE REQUIREMENTS OF 30 TAC 317.13 (DESIGN OF SEWERAGE SYSTEMS) OR 30 TAC 200.44(E) (WATER HYGIENE). CONCRETE ENCASE ALL WATER LINES THAT CROSS WITHIN 2 FEET OF WASTEWATER LINE.</div> <div>11. FOR PRESSURE TAPS, FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. CONCRETE BLOCKING SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES TWENTY-FOUR (24) HOURS PRIOR TO MAKING THE WET TAP.</div> <div>12. SEE MECHANICAL PLANS FOR EXACT LOCATION OF WATER AND WASTEWATER CONNECTIONS TO BUILDINGS.</div> <div>13. ALL BACKFLOW DEVICES WILL CARRY A MANUFACTURER RATING NOT TO EXCEED A 7 P.S.I. PRESSURE DROP THROUGH BACKFLOW DEVICE.</div> <div>14. PROTECT EXISTING STRUCTURES FROM DAMAGE DURING CONSTRUCTION. PRIOR TO THE FINAL ACCEPTANCE OF THE PUBLIC MAINS, EXISTING STRUCTURES WILL BE INSPECTED FOR DAMAGE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.</div> <div>15. EXTEND ALL EXISTING AND PROPOSED UTILITY MANHOLES, BOXES, COVERS, ETC. TO PROPOSED FINISH GRADE, UNLESS APPROVED OTHERWISE.</div> <div>16. ALL MAINS SHALL BE TESTED BY THE CONTRACTOR AS REQUIRED BY AUTHORITIES. THE ENGINEER OR INSPECTOR SHALL BE PRESENT DURING THE TEST.</div> <div>17. ALL WATER MAINS SHALL BE CHLORINATED AS REQUIRED BY AUTHORITIES.</div>		<div>1. 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. MINOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE. IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER.</div> <div>2. REFER TO SITE PLAN FOR HORIZONTAL DIMENSIONS.</div> <div>3. UNLESS NOTED OTHERWISE, ALL PARKING LOT GRADES ARE TO GUTTER OF INVERT. ADD 0.5' TO GUTTER GRADE FOR TOP OF CURB GRADE EXCEPT WHERE CURB IS FLUSH WITH GUTTER OR INVERT.</div> <div>4. SITE PREPARATION AND GRADING, FOUNDATION EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.</div> <div>5. PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.</div> <div>6. ALL FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.</div> <div>7. ALL SLOPES STEEPER THAN 4:1 SHALL BE OVERLAD WITH CURLEX BLANKET AND SYSTEM ANCHORED PER MANUFACTURERS RECOMMENDATIONS.</div> <div>8. ALL AREAS DISTURBED SHALL BE RESTORED AND GRADED TO DRAIN.</div>		<div>THE FOLLOWING GENERAL NOTES SHALL APPLY TO ALL CONSTRUCTION PROJECTS, PUBLIC OR PRIVATE. THE OWNER'S ENGINEER MAY SUPPLEMENT THE GENERAL NOTES WITH PROJECT-SPECIFIC NOTES WITH CITY APPROVAL.</div> <div>GENERAL NOTES FOR ALL CONSTRUCTION ACTIVITIES</div> <div>1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.</div> <div>2. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.</div> <div>3. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.</div> <div>4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ROW INSPECTION DIVISION OF PUBLIC WORKS FOR A PERMIT TO WORK WITHIN CITY ROW.</div> <div>5. CONTRACTORS ARE ALLOWED TO MAKE CONNECTIONS TO THE CITY WATER SYSTEM BY OPENING AN ACCOUNT AND RENTING A FIRE HYDRANT METER FROM THE DEPARTMENT OF PUBLIC WORKS. THE COMPANY OR INDIVIDUAL IS SOLELY RESPONSIBLE FOR THE COST OF THE RENTAL EQUIPMENT AND ITS PROPER USE WITHIN THE CITY OF ROCKWALL WATER SYSTEM. THE COMPANY OR INDIVIDUAL IS ALSO RESPONSIBLE FOR THE COST OF THE WATER USED. REFER TO THE CITY OF ROCKWALL FIRE HYDRANT METER POLICY.</div> <div>6. CONTRACTOR MUST KEEP AVAILABLE ONSITE, AT ALL TIMES, APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE APPROPRIATE VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TxDOT SPECIFICATIONS, TxDOT STANDARD DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY, SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.</div> <div>7. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY, SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.</div> <div>8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.</div> <div>9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CITY.</div> <div>10. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE AND WEEKLY PROGRESS REPORTS.</div> <div>11. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.</div> <div>12. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR 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 OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION (TEXAS811 1-800-344-8377). THE CONTRACTOR SHALL CONTACT THE CITY TO LOCATE WATER AND SEWER (972-771-7730). THE CONTRACTOR MAY BE REQUIRED EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.</div> <div>13. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.</div> <div>14. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.</div> <div>15. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.</div> <div>16. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.</div> <div>17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CITY'S RECORDS.</div>		<div>GENERAL NOTES FOR LANDSCAPING</div> <div>1. ALL LANDSCAPING CONSTRUCTION, INSTALLATION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS UNLESS OTHERWISE NOTED.</div> <div>2. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.</div> <div>3. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS, DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY.</div> <div>4. PRIOR TO OBTAINING A GRADING PERMIT OR SCHEDULING A PRE-CONSTRUCTION MEETING:</div> <div>4.1. WHERE TRANSLANTING OR TREE REMOVAL IS REQUIRED, CONTRACTOR MUST APPLY FOR A TREE PERMIT. CONTACT DEVELOPMENT SERVICES LANDSCAPE ARCHITECT FOR TREE PERMIT.</div> <div>4.2. ALL TREE MARKINGS AND PROTECTIVE FENCING MUST BE INSTALLED BY THE CONTRACTOR AND BE INSPECTED BY THE CITY'S LANDSCAPE ARCHITECT.</div> <div>4.3. COORDINATING WITH PARKS DEPARTMENT ON ANY TREES THAT REQUIRE BEING TRANSPLANTED OR REMOVED FROM MEDIANS.</div> <div>5. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A 4" TALL BRIGHTLY COLORED PLASTIC FENCE PLACED AT THE DRIP LINE OF THE TREES.</div> <div>6. TREES TO BE REMOVED MAY BE CHIPPED AND USED FOR MULCH ON SITE OR Hauled off-site. BURNING OF REMOVED TREES, STUMPS, OR FOLIAGE REQUIRES WRITTEN APPROVAL BY THE FIRE DEPARTMENT.</div> <div>7. PLANT MATERIALS SHALL NOT IMPEDE OR OBSTRUCT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC ALONG CITY RIGHT-OF-WAY, VISIBILITY EASEMENTS, SIDEWALKS OR OTHER EASEMENTS.</div> <div>8. NO SIGNS, WIRES, OR OTHER ATTACHMENTS OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.</div> <div>9. IF TOPSOIL IS TO BE ADDED TO A ROUGH GRADE, TILL 3 TO 4 INCHES DEEP, THEN ADD TOPSOIL FOR BETTER BINDING AND ELIMINATE LAYING.</div> <div>10. SPRAY EXISTING WEEDS WITH NON-SELECTIVE HERBICIDE PRIOR TO SOD INSTALLATION.</div> <div>11. APPLY PRE-EMERGE (RONSTAR) PRIOR TO SOD INSTALLATION.</div> <div>12. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT SOD FARM TO SELECT SOD TO BE HARVESTED</div> <div>13. INSPECTION OF TURFGRASS SOD BY THE OWNER'S REPRESENTATIVE MAY BE MADE AT THE GROWING SITE, BUT SUCH INSPECTION WILL NOT PRECLUDE REJECTIONS AFTER DELIVERY TO THE JOB SITE.</div> <div>14. NO MORE TURFGRASS SOD SHALL BE DELIVERED TO THE JOB SITE ON ANY DAY THAN CAN BE PLACED AND WATERED ON THAT DAY.</div> <div>15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ADEQUATE WATER AVAILABLE AT THE SITE PRIOR TO AND DURING INSTALLATION OF THE TURFGRASS SOD.</div> <div>16. ANY TURFGRASS SOD SO REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED WITH ACCEPTED TURFGRASS SOD.</div> <div>17. CONTRACTOR SHALL PROVIDE OPTIMUM INSTALLATION TIME PERIOD FOR SOD. NO INSTALLATION ON FROZEN SOIL. NO HARVEST OF FROZEN SOD.</div> <div>18.1. PLANTING TIME PERIODS BEGINNING OCTOBER 1ST THROUGH SEPTEMBER 31ST.</div> <div>18.1. OUTSIDE OF THIS TIME FRAME THE MEDIAN SHALL BE STABILIZED.</div> <div>18.2. ESCROW FOR THE REMOVAL OF TEMPORARY STABILIZATION AND INSTALLATION OF BUFFALO GRASS SOD PER SPEC.</div>		<div>GENERAL NOTES FOR IRRIGATION</div> <div>1. ALL IRRIGATION CONSTRUCTION, INSTALLATION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS UNLESS OTHERWISE NOTED.</div> <div>2. A PERMIT FROM THE BUILDING INSPECTION DIVISION IS REQUIRED FOR EACH IRRIGATION SYSTEM.</div> <div>3. CONTRACTOR SHALL NOTIFY THE PARKS DEPARTMENT PRIOR TO ANY MODIFICATIONS TO THE EXISTING IRRIGATION SYSTEM.</div> <div>4. CONTRACTOR SHALL CONTACT THE PARKS DEPARTMENT TO COORDINATE WORK PRIOR TO COMMENCING WORK ON ANY EXISTING IRRIGATION AND PRIOR TO ANY INSTALLATION OF NEW IRRIGATION.</div> <div>5. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS, DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY.</div> <div>6. CONTRACTOR SHALL PROGRAM EACH CONTROLLER ZONE BASED ON SPRINKLER TYPE, PLANT VARIETY, SOIL CHARACTERISTIC, SLOPE AND SOLAR ORIENTATION AS DESIGNATED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE CITY PARKS DEPARTMENT FOR APPROVAL OF THE CONTROLLER SETTINGS.</div> <div>7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH FRANCHISE UTILITY PROVIDER TO PROVIDE POWER TO EACH IRRIGATION CONTROLLER. CONTRACTOR SHALL HAVE UNDERGROUND POWER LINES INSTALLED FROM POWER SOURCE UP TO THE CONTROLLER. CONTRACTOR SHALL MEET CONTROLLER SPECIFICATIONS FOR POWER REQUIREMENTS.</div> <div>8. CONTRACTOR SHALL SET A TEMPORARY CONTROLLER TO ESTABLISH LANDSCAPE. ONCE LANDSCAPE IS ESTABLISHED, CONTRACTOR SHALL CONTACT THE CITY'S PARKS AND RECREATION DEPARTMENT FOR ASSISTANCE ON INSTALLATION OF A MOTOROLA CONTROLLER.</div>		<div>GENERAL NOTES FOR EROSION CONTROL AND STORMWATER</div> <div>1. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.</div> <div>2. STEEL POSTS SHALL BE USED TO INSTALL EROSION CONTROL MEASURES WITHIN CITY ROW.</div> <div>3. WIRE REINFORCEMENT SHALL BE USED ON ALL SILT FENCE USED FOR EROSION CONTROL.</div> <div>4. ASPHALT BAGS SHALL BE PLACED AT CONSTRUCTION ENTRANCES TO PREVENT CURB DAMAGE.</div> <div>5. GEOTEXTILE FABRIC SHALL BE PLACED ON SUBGRADE PRIOR TO STONE PLACEMENT FOR CONSTRUCTION ENTRANCES.</div> <div>6. NO EQUIPMENT SHALL BE CLEANED ON-SITE, OR OTHER LIQUIDS DEPOSITED AND ALLOWED TO FLOW OVERLAND OR SUBTERRANEAN WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF TREES THAT REMAIN ON SITE. THIS INCLUDES PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, CONCRETE EQUIPMENT WASH WATER, MORTAR OR SIMILAR MATERIALS.</div>	
GENERAL NOTES (2 OF 2)		GENERAL NOTES (2 OF 2)		GENERAL NOTES (2 OF 2)		GENERAL NOTES (2 OF 2)		GENERAL NOTES (2 OF 2)					
NOT TO SCALE		NOT TO SCALE		NOT TO SCALE		NOT TO SCALE		NOT TO SCALE					







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."



GENERAL CONSTRUCTION NOTES

Sheet 2 of 2

October 2020

CITY OF ROCKWALL


ENGINEERING DEPARTMENT

385 S. Goliad  
Rockwall, Texas 75087

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

RECORD DRAWING

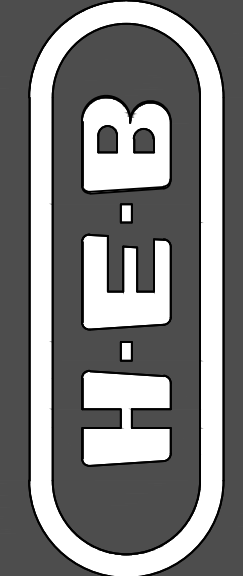
THE RECORD DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

BY:  NICK HOBBS - TEXAS P.E. #112949

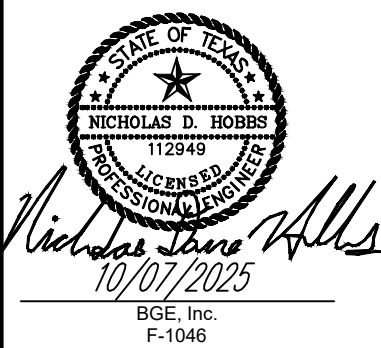
BGE, INC. BGE, INC. - TBPE REG No. F-1046 DATE: 10/7/2025

SCALE: AS NOTED  
CONTRACT NO.: 6555-01  
DATE: 10/7/2025  
SHEET NO.:  
C-0.4

CITY OF ROCKWALL GENERAL NOTES  
H.E.B. ROCKWALL - STORE #810  
1600 E INTERSTATE 30  
ROCKWALL, TEXAS 75032


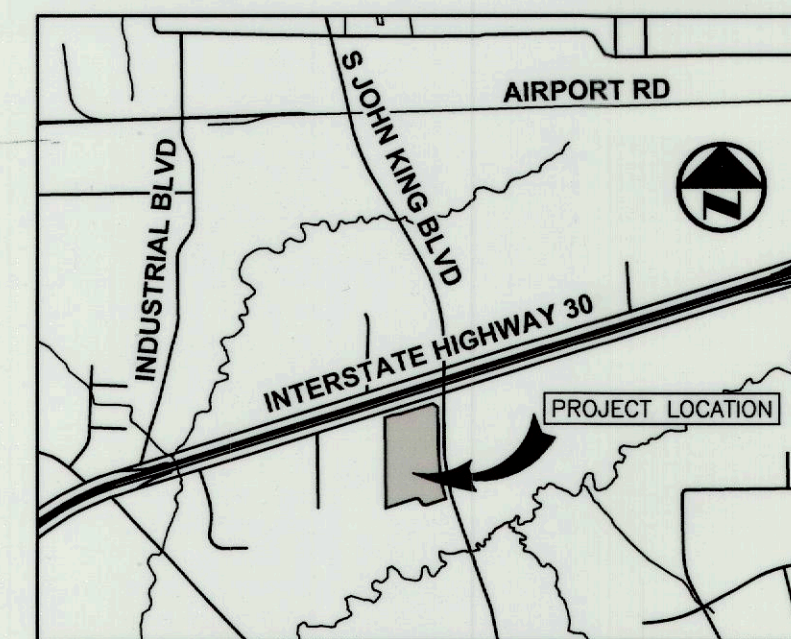


BGE, INC.  
2595 Dallas Pkwy., Suite 101  
Frisco, TX 75034  
Tel: 972-464-4800 • www.bgeinc.com  
TBPE Registration No. F-1046



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE





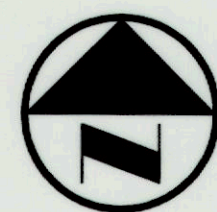
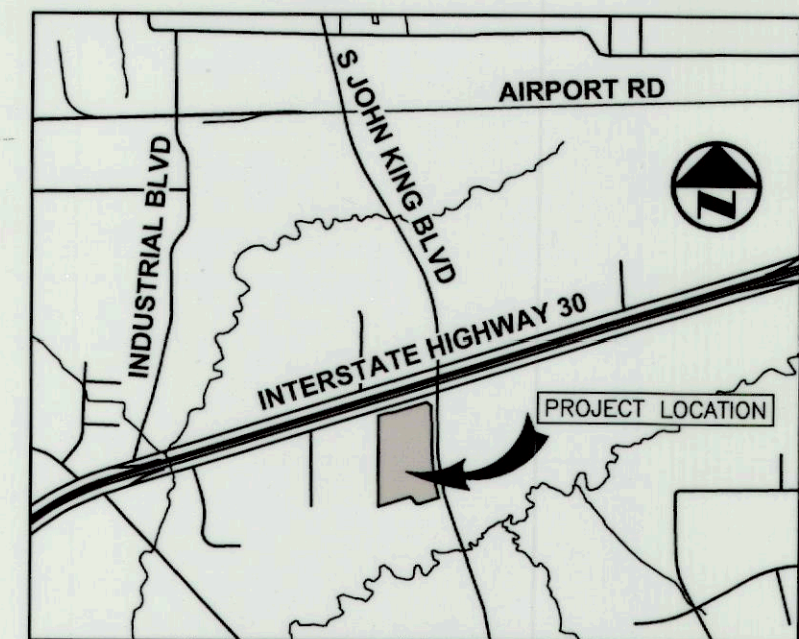
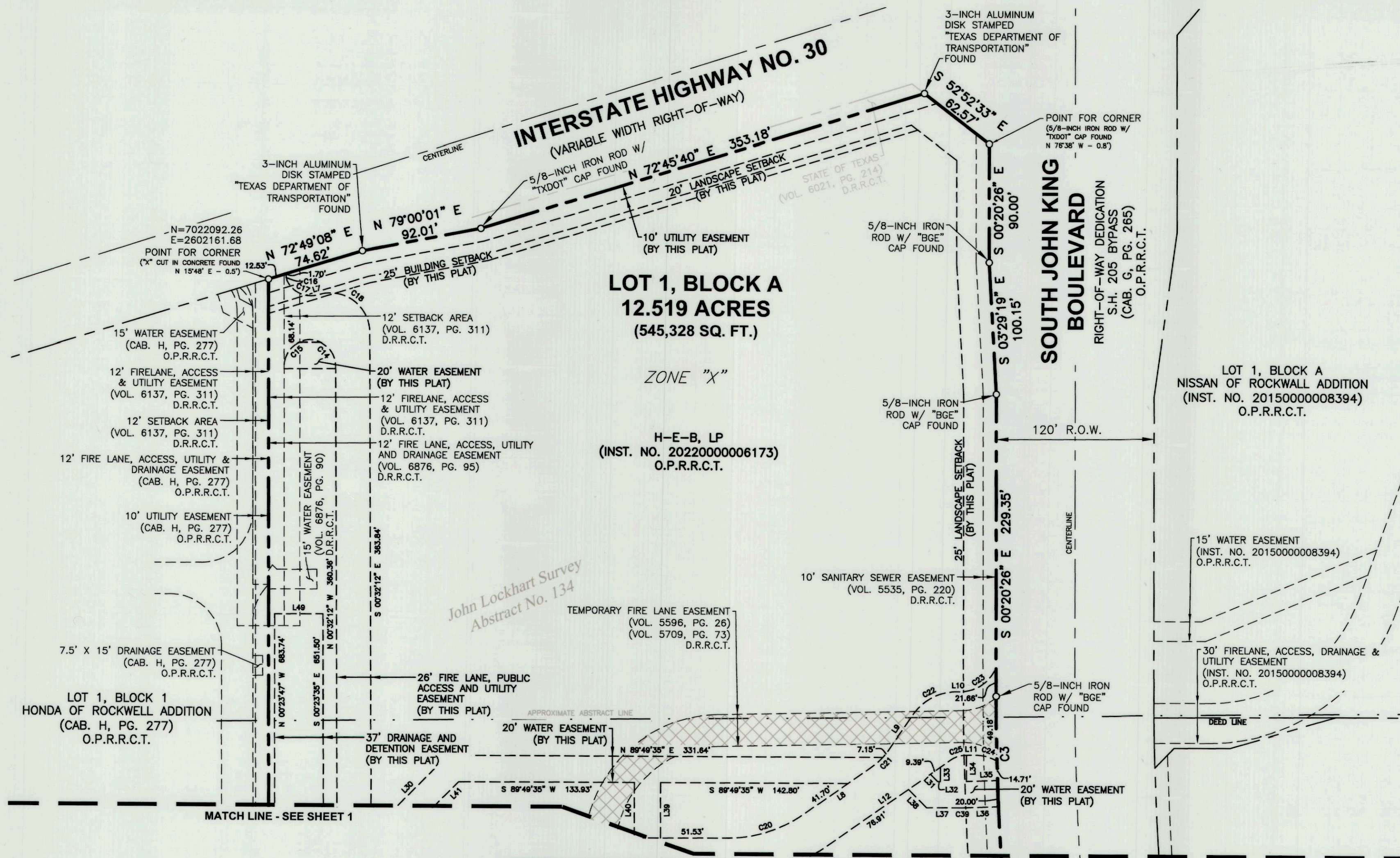
### LEGEND

○	PROPERTY CORNER
P.O.B.	POINT OF BEGINNING
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
—————	BOUNDARY LINE
———	ADJOINER PROPERTY LINE
-----	EXISTING EASEMENT LINE
-----	PROPOSED EASEMENT LINE
——— . . ———	ABSTRACT LINE

LINE TABLE		
NUMBER	BEARING	DISTANCE
L55	S 72°32'44" W	13.14
L56	N 29°14'03" E	18.78

Contact: Mark Peace, R.P.L.S.  
Telephone: 972-464-4884 • Email: [mpeace@bqeinc.com](mailto:mpeace@bqeinc.com)





0 30 60 120  
SCALE: 1" = 60'

#### LEGEND

O	PROPERTY CORNER
P.O.B.	POINT OF BEGINNING
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
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D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
---	BOUNDARY LINE
---	ADJOINER PROPERTY LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	ABSTRACT LINE

#### GENERAL NOTES (continued)

- Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements dedicated by this plat.
- 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.
- The owner of the land dedicated by this plat reserves the right to use and enjoy the surface of all easement areas dedicated hereby for all purposes that do not interfere with the use of said easement areas for utilities (subject to all applicable laws, regulations and ordinances); including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
- The location of the easements granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of such separate instrument.

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	89°59'56"	50.00'	N 62°52'02" W	70.71'	78.54'
C2	89°59'56"	50.00'	N 62°52'02" W	70.71'	78.54'
C3	15°18'21"	2010.00'	S 07°59'37" E	535.35'	536.95'
C4	97°19'46"	30.00'	N 41°43'33" W	45.05'	50.96'
C5	28°10'00"	54.00'	N 76°18'27" W	26.28'	26.55'
C6	28°10'00"	60.00'	N 76°18'27" W	29.20'	29.50'
C7	7°45'49"	30.00'	S 85°43'39" W	4.06'	4.06'
C8	7°45'49"	100.00'	S 85°43'39" W	13.54'	13.55'
C9	17°44'48"	20.00'	S 80°44'10" W	6.17'	6.19'
C10	17°44'48"	46.00'	S 80°44'10" W	14.19'	14.25'
C11	90°00'00"	46.00'	N 45°23'26" W	65.05'	72.26'
C12	47°57'30"	44.00'	N 23°35'19" E	35.76'	36.83'
C13	48°06'16"	20.00'	N 23°30'56" E	16.30'	16.79'
C14	88°57'57"	20.15'	N 44°24'10" W	28.24'	31.29'
C15	84°21'51"	20.00'	S 46°02'45" W	26.86'	29.45'
C16	35°44'06"	10.00'	S 09°56'25" E	6.14'	6.24'
C17	79°25'52"	20.00'	S 67°31'24" E	25.56'	27.73'
C18	106°42'09"	30.00'	S 53°53'16" E	48.14'	55.87'
C19	89°51'15"	20.00'	S 45°27'49" E	28.25'	31.36'
C20	34°45'22"	100.00'	N 72°13'53" E	59.74'	60.66'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C21	20°31'16"	50.00'	N 44°35'33" E	17.81'	17.91'
C22	55°16'52"	40.00'	N 61°58'21" E	37.11'	38.59'
C23	66°53'54"	30.00'	N 56°09'51" E	33.07'	35.03'
C24	32°11'33"	30.00'	N 74°17'26" W	16.64'	16.86'
C25	34°45'36"	20.00'	S 72°14'00" W	11.95'	12.13'
C26	34°45'22"	130.00'	S 72°13'53" W	77.66'	78.86'
C27	90°00'00"	20.00'	S 44°36'34" W	28.28'	31.42'
C28	90°00'00"	20.00'	S 45°23'26" E	28.28'	31.42'
C29	17°44'48"	20.00'	N 80°44'10" E	6.17'	6.19'
C30	17°44'48"	46.00'	N 80°44'10" E	14.19'	14.25'
C31	7°45'49"	50.00'	N 85°43'39" E	6.77'	6.77'
C32	7°45'49"	54.00'	N 85°43'39" E	7.31'	7.32'
C33	28°10'00"	84.00'	S 76°18'27" E	40.88'	41.29'
C34	28°10'00"	30.00'	S 76°18'27" E	14.60'	14.75'
C35	52°23'14"	54.00'	S 64°11'49" E	47.67'	49.37'
C36	69°27'04"	30.00'	S 72°43'44" E	34.18'	36.36'
C37	64°46'29"	30.00'	N 40°09'29" E	32.14'	33.92'
C38	1°29'34"	190.00'	N 22°08'39" W	4.95'	4.95'
C39	1°50'05"	210.00'	S 88°54'33" W	6.72'	6.72'

DEVELOPER

**H-E-B, LP**  
646 S. Flores Street  
San Antonio, Texas 78204

SURVEYOR



**BGE, Inc.**  
2595 Dallas Parkway, Suite 101, Frisco, TX 75034  
Tel: 972-464-4800 • www.bgeinc.com  
TBPELS Registration No. 10193953

Contact: Mark Peace, R.P.L.S.  
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com



OWNER'S DEDICATION

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, H-E-B, LP, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING, a 12.519-acre (545,328-square-foot) tract of land situated in the John Lockhart Survey, Abstract No. 134 and the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas; said tract being the same property described in Special Warranty Deed to H-E-B, LP as recorded in Instrument No. 2022000006173 recorded in the Official Public Records of Rockwall County, Texas; said 12.519-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at an "X" cut in concrete found in the west right-of-way line of South John King Boulevard (a 120-foot-wide public right-of-way) according to the plat recorded in Cabinet G, Page 265 of said Official Public Records; said point being the southeast corner of said H-E-B tract and the northeast corner of Lot 1, Block A, Mansions Senior Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet G, Page 389 of said Official Public Records;

THENCE, departing the said west right-of-way line of South John King Boulevard and with the south line of said H-E-B tract and the north line of said Mansions Senior Addition, the following four (4) calls:

South 72 degrees 07 minutes 58 seconds West, a distance of 207.29 feet to a 5/8-inch iron rod found for corner at the beginning of a tangent curve to the right;

In a northwesterly direction, with said curve to the right, having a central angle of 89 degrees 59 minutes 56 seconds, a radius of 50.00 feet, a chord bearing and distance of North 62 degrees 52 minutes 02 seconds West, 70.71 feet, and an arc length of 78.54 feet to a 5/8-inch iron rod found for corner at the end of said curve and the beginning of a reverse curve to the left;

In a northwesterly direction, with said reverse curve to the left, having a central angle of 89 degrees 59 minutes 56 seconds, a radius of 50.00 feet, a chord bearing and distance of North 62 degrees 52 minutes 02 seconds West, 70.71 feet and an arc length of 78.54 feet to a 5/8-inch iron rod with "RPLS 5199" cap found for corner at the end of said curve;

South 72 degrees 07 minutes 58 seconds West, a distance of 316.99 feet to a 1/2-inch iron rod with "SPIARS INC." cap found for corner; said point being the southwest corner of said H-E-B tract and the southeast corner of Lot 1, Block 1, Honda of Rockwall Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet H, Page 277 of said Official Public Records;

THENCE, North 00 degrees 23 minutes 26 seconds West, departing the north line of said Mansions Senior Addition and with the west line of said H-E-B tract and the east line of said Honda of Rockwall Addition, a distance of 939.34 feet to a point for corner in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way); said point being the northwest corner of said H-E-B tract and the northeast corner of said Honda of Rockwall Addition; from said point an "X" cut in concrete found bears North 15 degrees 48 minutes East, a distance of 0.5 feet;

THENCE, with the said south right-of-way line of Interstate Highway 30 and the north line of said H-E-B tract, the following three (3) calls:

North 72 degrees 49 minutes 08 seconds East, a distance of 74.62 feet to a 3-inch aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for corner;

North 79 degrees 00 minutes 01 seconds East, a distance of 92.01 feet to a 5/8-inch iron rod with "TXDOT" cap found for corner;

North 72 degrees 45 minutes 40 seconds East, a distance of 353.18 feet to a 3-inch aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for corner; said point being a northeast corner of said H-E-B tract and the northwest end of a corner clip at the intersection of the said south right-of-way line of Interstate Highway 30 and the said west right-of-way line of South John King Boulevard;

THENCE, South 52 degrees 52 minutes 33 seconds East, with said corner clip, a distance of 62.57 feet to a point for corner at the southeast end of said corner clip; said point being a northeast corner of said H-E-B tract; from said point a 5/8-inch iron rod with "TXDOT" cap found bears North 76 degrees 38 minutes West, a distance of 0.8 feet;

THENCE, with the said west right-of-way line of South John King Boulevard and the east line of said H-E-B tract, the following four (4) calls:

South 00 degrees 20 minutes 26 seconds East, a distance of 90.00 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 03 degrees 29 minutes 19 seconds East, a distance of 100.15 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

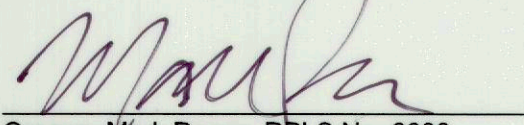
South 00 degrees 20 minutes 26 seconds East, a distance of 229.35 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the beginning of a tangent curve to the left;

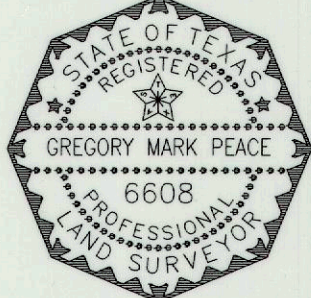
In a southeasterly direction, with said tangent curve to the left, having a central angle of 15 degrees 18 minutes 21 seconds, a radius of 2,010.00 feet, a chord bearing and distance of South 07 degrees 59 minutes 37 seconds East, 535.35 feet, and an arc length of 536.95 feet to the POINT OF BEGINNING and containing an area of 12.519 acres or 545,328 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I Gregory Mark Peace, 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.

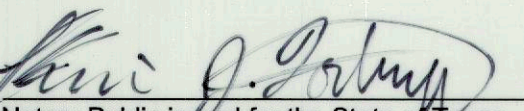
  
Gregory Mark Peace, RPLS No. 6608

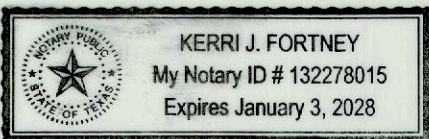


STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Gregory Mark Peace, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 19th day of December, 2024.

  
Notary Public in and for the State of Texas



January 3, 2028  
My Commission Expires:

OWNER'S DEDICATION (continued)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as the **LOT 1, BLOCK A, HEB ADDITION**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed (except those indicated as private or created by separate instrument, which are governed by the terms, provisions and conditions of such separate instruments). I (we) further certify that all other parties who have a mortgage or lien interest in the **LOT 1, BLOCK A, HEB ADDITION** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

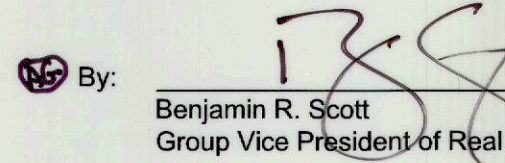
1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

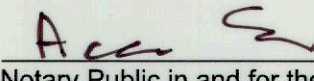
H-E-B, LP  
a Texas limited partnership

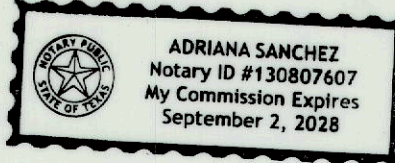
By:   
Benjamin R. Scott  
Group Vice President of Real Estate and Shopping Center Development

STATE OF TEXAS §  
COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared Benjamin R. Scott, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 18th day of December, 2024.



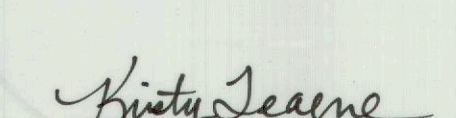
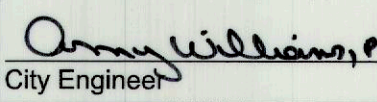
  
Notary Public in and for the State of Texas

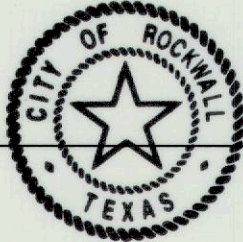


September 2, 2028  
My Commission Expires:

APPROVED: I hereby certify that the above and foregoing plat of **LOT 1, BLOCK A, HEB ADDITION** - being an addition to the City of Rockwall, Texas - was approved by the City Council of the City of Rockwall, Texas on the 6th day of May, 2024.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the county clerk, within 180 days from said date of final approval by the city engineer. Said addition shall be subject to all the requirements of these subdivision regulations.

 Mayor of the City of Rockwall  
 Planning and Zoning Commission Chairman  
 City Secretary  
 City Engineer



DEVELOPER  
**H-E-B, LP**  
646 S. Flores Street  
San Antonio, Texas 78204

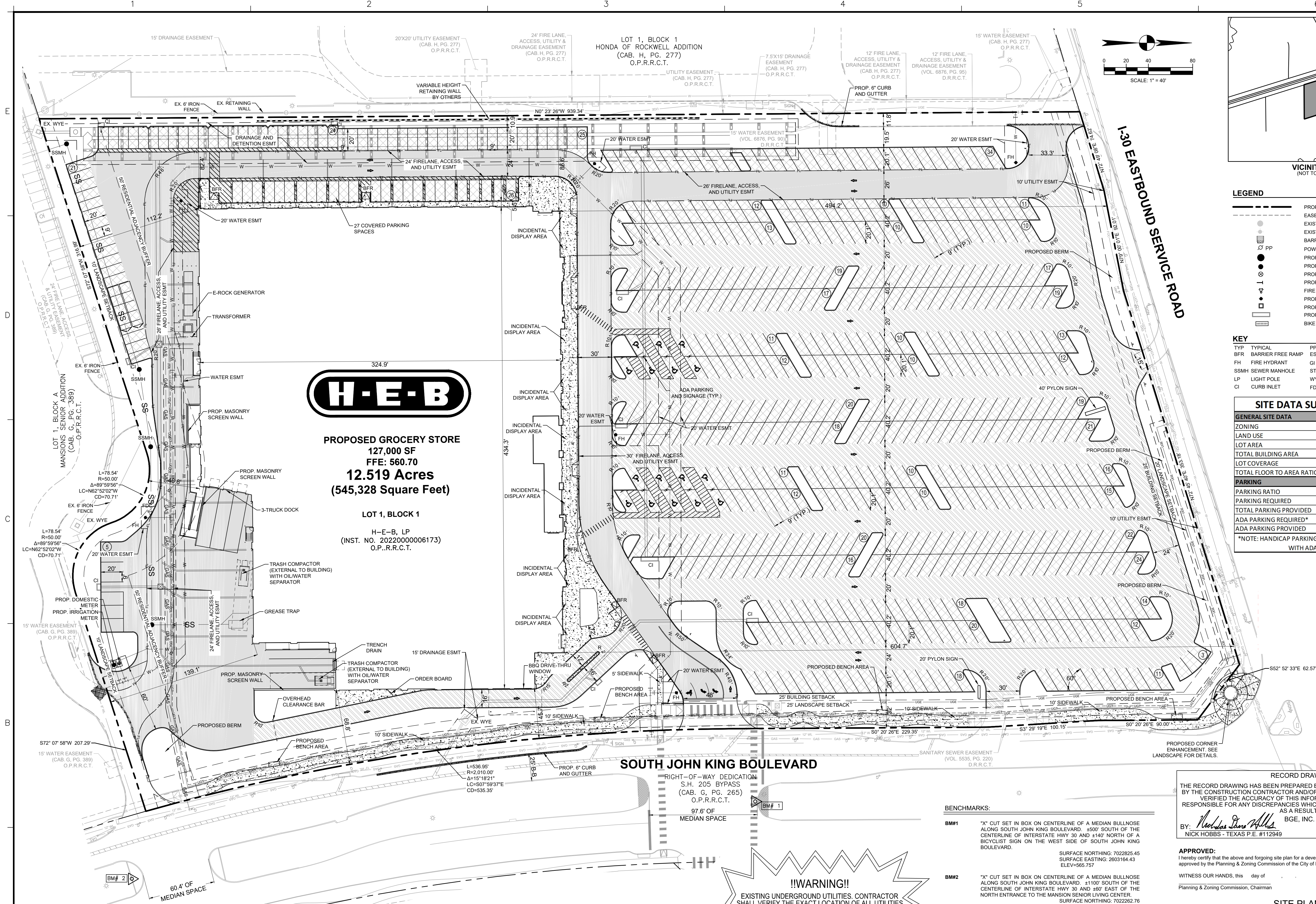
SURVEYOR  
**BGE, Inc.**  
2595 Dallas Parkway, Suite 101, Frisco, TX 75034  
Tel: 972-464-4800 • www.bgeinc.com  
TBPCLS Registration No. 10193953  
Contact: Mark Peace, R.P.L.S.  
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com  
Copyright 2024

FINAL PLAT  
**LOT 1, BLOCK A  
HEB ADDITION**  
BEING ONE (1) LOT  
12.519 ACRES OR 545,328 SF  
SITUATED IN THE  
JAMES M. ALLEN SURVEY, ABSTRACT NO. 2  
AND THE  
JOHN LOCKHART SURVEY, ABSTRACT NO. 134  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
DECEMBER 2024  
SHEET 3 OF 3



\\bge\data\T\Projects\HEB\_Rockwall\LOT\_1\_BLOCK\_1\_SitePlan.dwg Oct 08, 2025-12:37pm jpared

BGE, INC.



**PROPOSED GROCERY STORE**  
**127,000 SF**  
**FFE: 560.70**  
**12.519 Acres**  
**(545,328 Square Feet)**

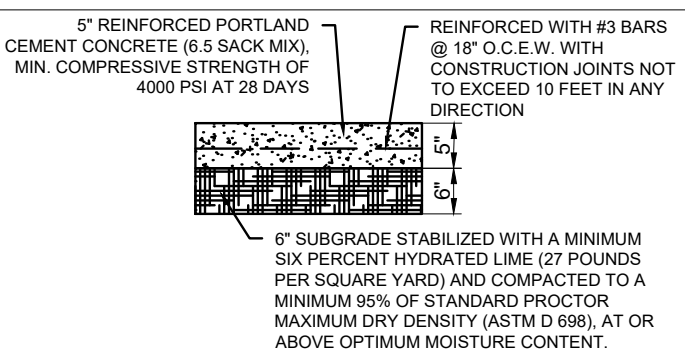
**LOT 1, BLOCK 1**

**H-E-B, LP**  
**(INST. NO. 2022000006173)**  
**O.P.R.R.C.T.**

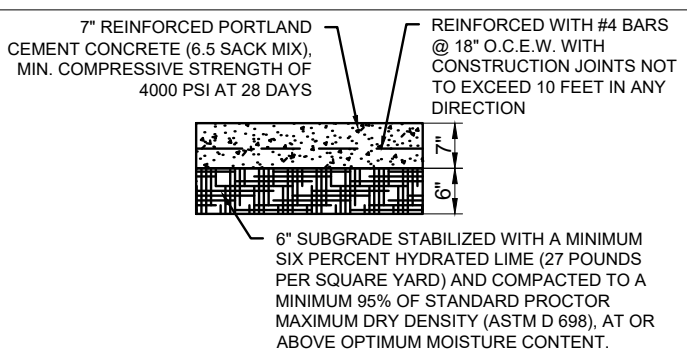
**SOUTH JOHN KING BOULEVARD**

**RIGHT-OF-WAY DEDICATION**  
**S.H. 205 BYPASS**  
**(CAB. G, PG. 265)**  
**O.P.R.R.C.T.**  
**97' 6" OF**  
**MEDIAN SPACE**

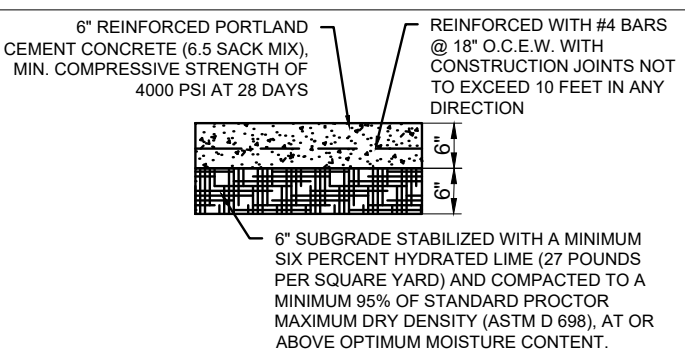
**LIGHT DUTY PAVEMENT SECTION**



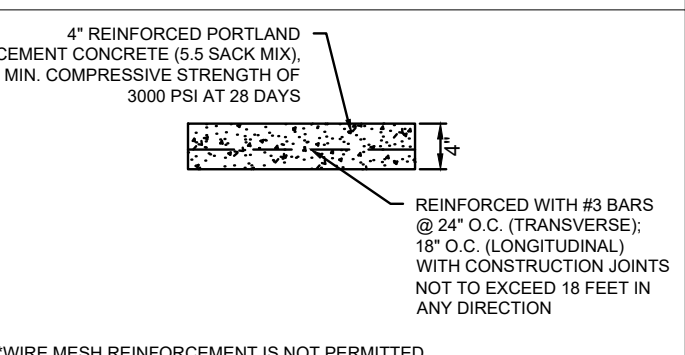
**HEAVY DUTY PAVEMENT SECTION**



**DRIVE AISLES**

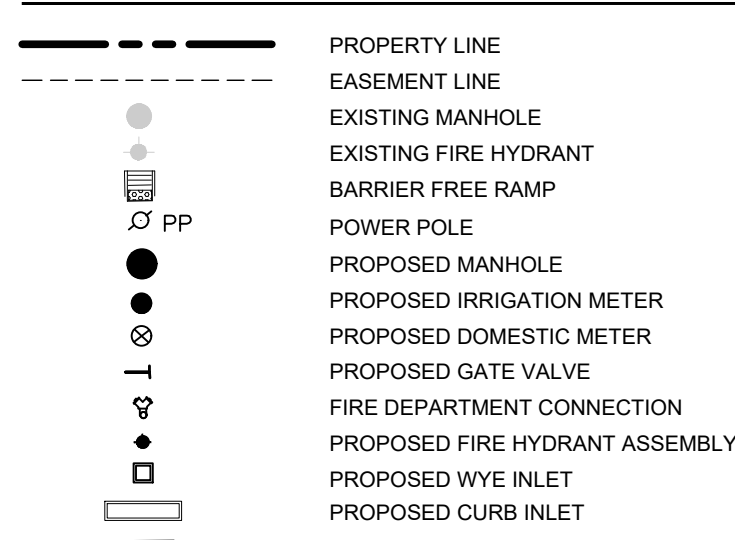


**RIGHT-OF-WAY SIDEWALK PAVEMENT SECTION**

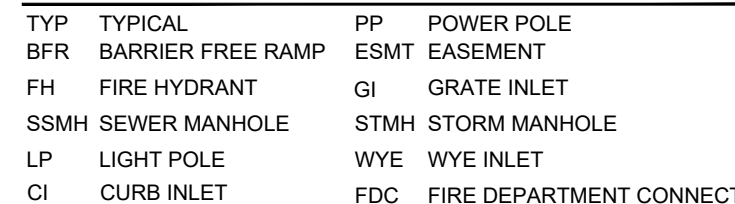


**BEFORE YOU DIG, CALL DIG TESS**  
**1-800-DIG-TESS**

**LEGEND**



**KEY**



**SITE DATA SUMMARY TABLE**

GENERAL SITE DATA	LOT 1, BLOCK 1
ZONING	COMMERCIAL
LAND USE	GROCERY STORE
LOT AREA	545,328 SF/12.52 AC
TOTAL BUILDING AREA	127,000 SF/2.92 AC
LOT COVERAGE	23.30%
TOTAL FLOOR TO AREA RATIO	23:1
PARKING	
PARKING RATIO	1/250 SF MIN. OF 5
PARKING REQUIRED	504
TOTAL PARKING PROVIDED	673
ADA PARKING REQUIRED*	2% OF TOTAL = 14
ADA PARKING PROVIDED	16

\*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

**RECORD DRAWING**

THE RECORD DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

BY: *Nicholas D. Hobbs* BGE, INC. DATE: 10/07/2025  
NICK HOBBS - TEXAS P.E. #112949

BGE, INC. - TPBE REG NO. F-1046

**APPROVED:**

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of

WITNESS OUR HANDS, this day of

Planning & Zoning Commission, Chairman Director of Planning and Zoning

**SITE PLAN**

(CASE NO. SP2023-047)  
**HEB ROCKWALL, LOT 1, BLOCK 1**  
**12.519 ACRES OR 545,328 SQ. FT.**  
**JAMES M. ALLEN SURVEY, ABSTRACT NO. 2**  
**ROCKWALL, ROCKWALL COUNTY, TEXAS**

**OWNER/DEVELOPER**  
HEB, LP  
646 S. FLORES ST.  
SAN ANTONIO, TEXAS 78204  
TEL: (210) 536-4076  
CONTACT: LANCE KLEIN

**ENGINEER**  
BGE, INC.  
2595 DALLAS PKWY, SUITE 101  
FRISCO, TEXAS 75034  
TEL: (214) 484-4865  
CONTACT: NICK HOBBS

DATE PREPARED: 6/13/2024

**SITE PLAN**

**H.E.B. ROCKWALL - STORE #810**  
1600 E INTERSTATE 30  
ROCKWALL, TEXAS 75082

SCALE: AS NOTED  
CONV. PROJ. NO.: 6559-01  
DATE: 10/07/2025  
SHEET NO.

**SP-1**



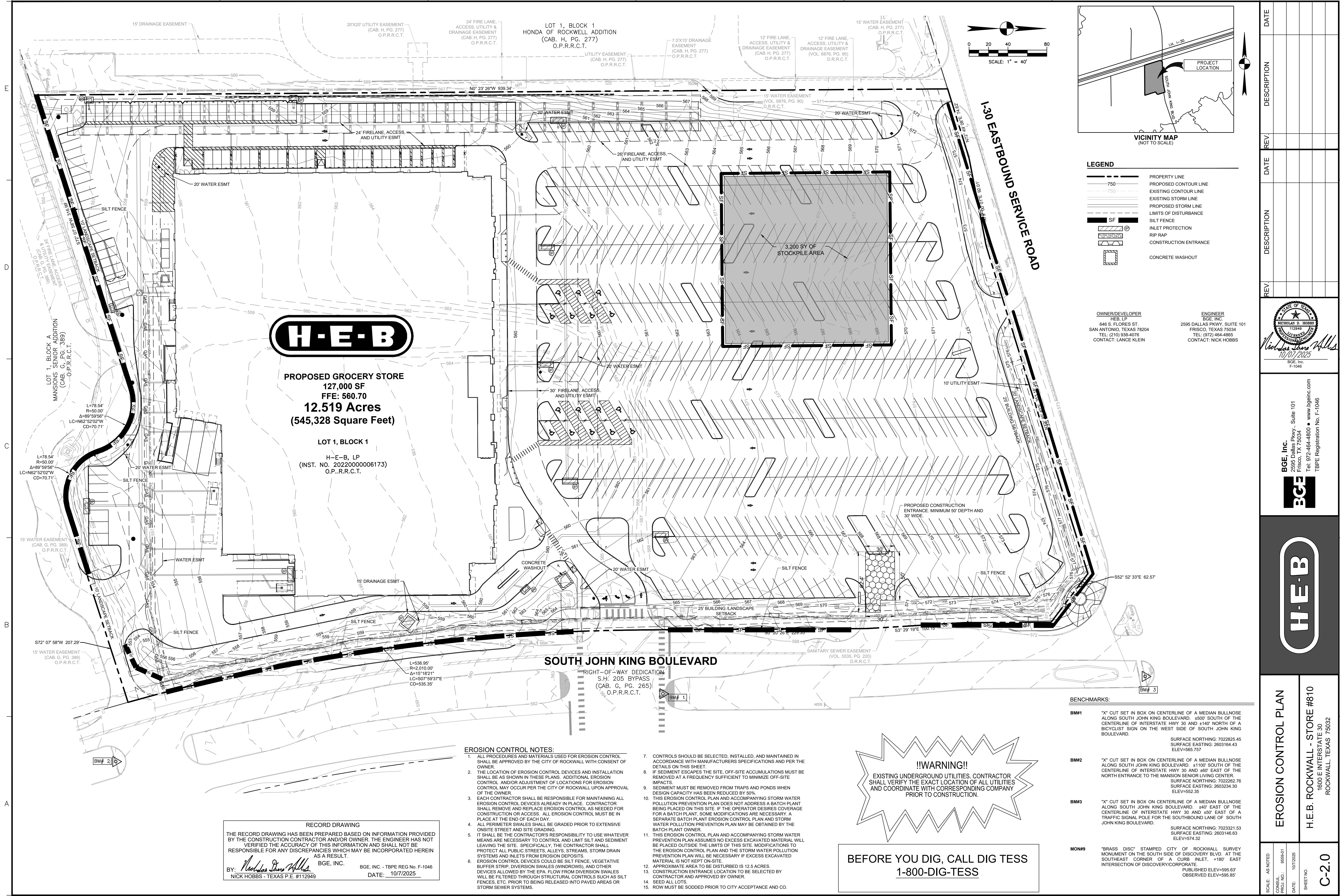


# DEMOLITION PLAN

H.E.B. ROCKWALL - STORE #810  
1600 E INTERSTATE 30  
ROCKWALL, TEXAS 75032

-1.0









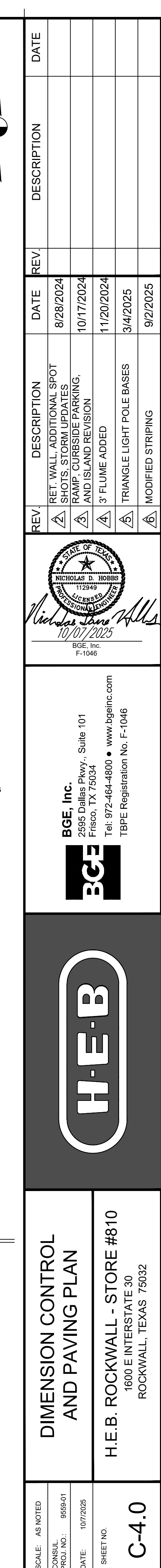


1		2		3		4		5		6		DATE		DESCRIPTION		REV.			
E1		CURLEX BLANKET/SOIL PROTECTION [ SHOULD BE USED IN CASES WHERE EROSION IS LIKELY AND SLOPES EXCEED 3:1 ]																	
NOT TO SCALE																			
D1		NOT USED		D2		NOT USED		D3		SILT FENCE ON PAVEMENT DETAIL		D4		SILT FENCE					
NOT TO SCALE				NOT TO SCALE				NOT TO SCALE				NOT TO SCALE							
C1		NOT USED		C2		NOT USED		C3		TRIANGULAR SEDIMENT FILTER DIKE		C5		TREE PROTECTION					
NOT TO SCALE				NOT TO SCALE				NOT TO SCALE				NOT TO SCALE							
B1		NOT USED		B2		NOT USED		B3		INLET PROTECTION FOR CURB INLET		B5		CONCRETE TRUCK WASHOUT PIT					
NOT TO SCALE				NOT TO SCALE				NOT TO SCALE				NOT TO SCALE							
A1		NOT USED		A2		NOT USED		A3		NOT USED		A5		INLET PROTECTION/ SEDIMENT FILTER		A6		NOT USED	
NOT TO SCALE				NOT TO SCALE				NOT TO SCALE				NOT TO SCALE				NOT TO SCALE			
1		2		3		4		5		6		SCALE: AS NOTED		STORMWATER POLLUTION PREVENTION DETAILS		H.E.B. ROCKWALL - STORE #810 1600 E INTERSTATE 30 ROCKWALL, TEXAS 75032			
CONSUL. PROJ. NO. : 9559-01		DATE: 10/7/2025		SHEET NO.		C-2.2													





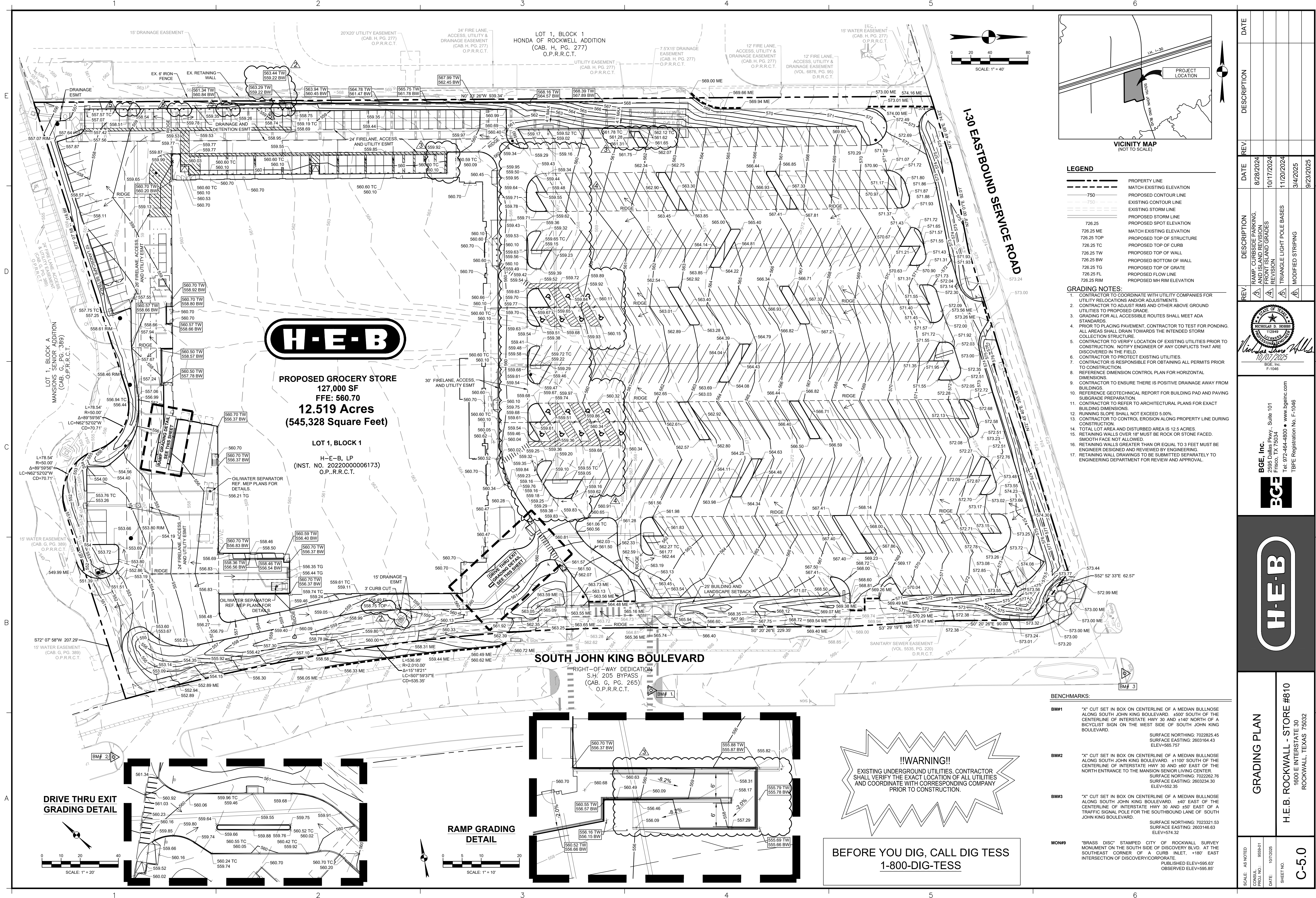


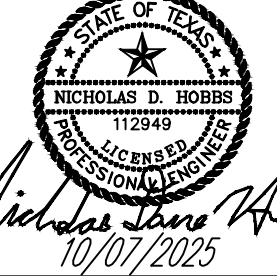




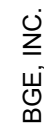
\\bge\info\proj\2022\2022000006173\Drawings\2022000006173\Rockwall\Grading\Grading Plan.dwg Oct. 08, 2025-11:45am jgarnett

BGE, INC.

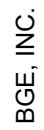


SCALE: AS NOTED	CONVUL PRON NO.: 0509-01	DATE: 10/7/2025	SHEET NO: C-5.0
GRADING PLAN			
H.E.B. ROCKWALL - STORE #810 1600 E INTERSTATE 30 ROCKWALL, TEXAS 75082			
BGE, INC. 2595 Dallas Pkwy., Suite 101 Frisco, TX 75034 Tel: 972-664-4800 • www.bgeinc.com TBPE Registration No. F-1046			
			
REV	DESCRIPTION	DATE	DATE
3	RAMP CURBSIDE PARKING, AND ISLAND REVISION	8/28/2024	8/28/2024
4	FRONT ISLAND GRADES REVISION	10/17/2024	10/17/2024
5	TRIANGLE LIGHT POLE BASES	11/20/2024	11/20/2024
6	MODIFIED STRIPING	3/4/2025	9/23/2025

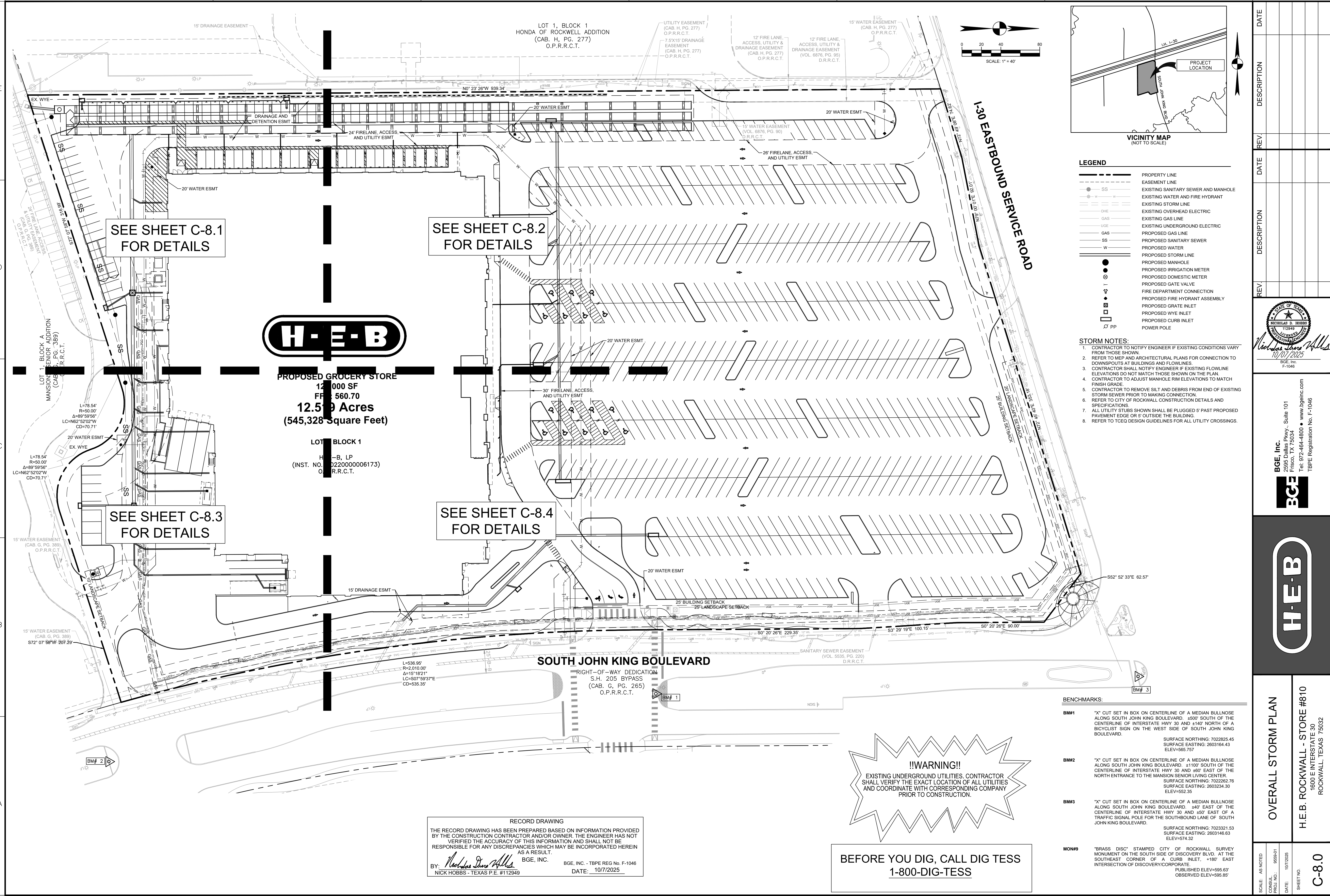


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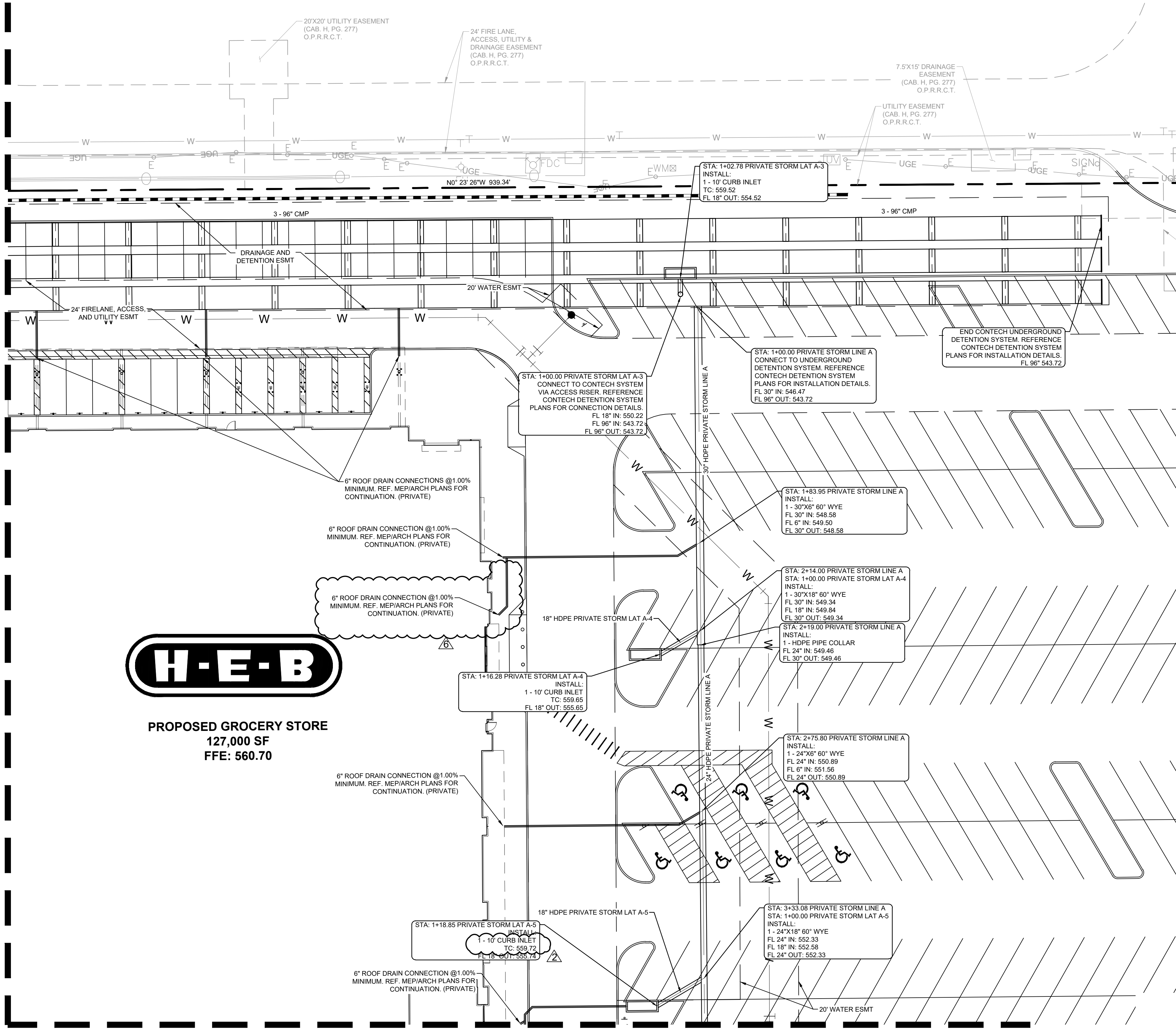




C:\TOM\Projects\VEB\_Grocery\_LA\6555-00-59-Cor\_J\_King\_Bldg\_H\_3D\_Rockwall\01\_01\_CADD\01\_Site\VEB\_Rockwall\_Cut Plans\RECORD DRAWINGS\VEB ROCKWALL STORM PLAN.dwg Oct 07, 2025-2:11pm jerrad

BGE, INC.

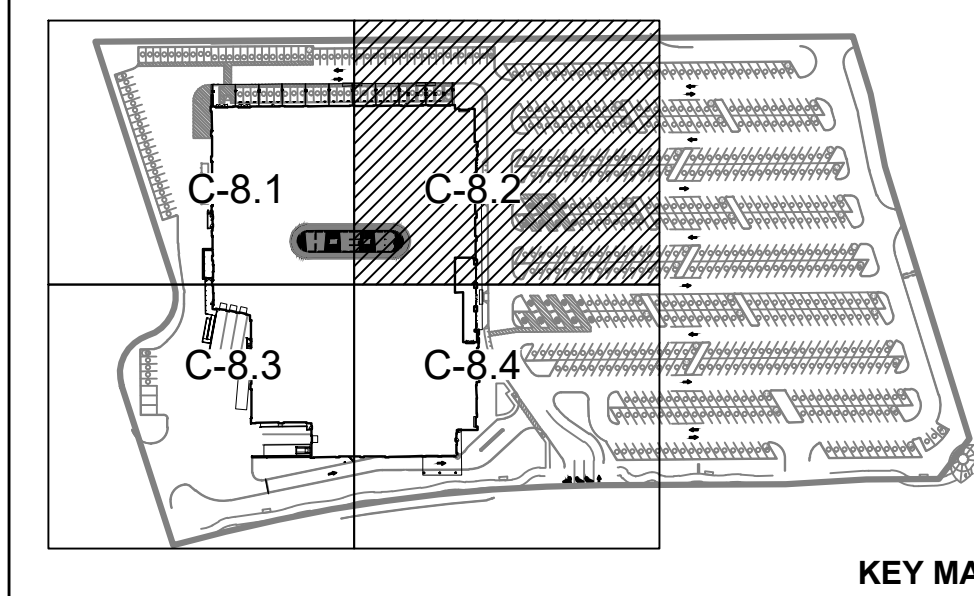
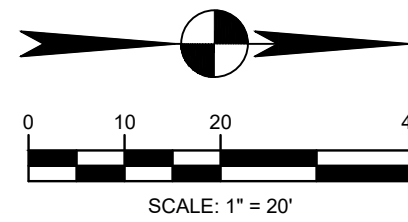
SEE SHEET C-8.1 (MATCHLINE)



SEE SHEET C-8.4 (MATCHLINE)

**!!WARNING!!**  
EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND COORDINATE WITH CORRESPONDING COMPANY PRIOR TO CONSTRUCTION.

**BEFORE YOU DIG, CALL DIG TESS**  
1-800-DIG-TESS



#### LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
SS	EXISTING SANITARY SEWER AND MANHOLE
W	EXISTING WATER AND FIRE HYDRANT
---	EXISTING STORM LINE
OHE	EXISTING OVERHEAD ELECTRIC
GAS	EXISTING GAS LINE
UGE	EXISTING UNDERGROUND ELECTRIC
GAS	PROPOSED GAS LINE
SS	PROPOSED SANITARY SEWER
W	PROPOSED WATER
---	PROPOSED STORM LINE
●	PROPOSED MANHOLE
⊗	PROPOSED IRRIGATION METER
⊙	PROPOSED DOMESTIC METER
⊕	PROPOSED GATE VALVE
⊖	FIRE DEPARTMENT CONNECTION
⊗	PROPOSED FIRE HYDRANT ASSEMBLY
⊙	PROPOSED GRATE INLET
⊕	PROPOSED WYE INLET
⊖	PROPOSED CURB INLET
⊗	POWER POLE

#### STORM NOTES:

1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
2. REFER TO MEP AND ARCHITECTURAL PLANS FOR CONNECTION TO DOWNSPOUTS AT BUILDINGS AND FLOWLINES.
3. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING FLOWLINE ELEVATIONS DO NOT MATCH THOSE SHOWN ON THE PLAN.
4. CONTRACTOR TO ADJUST MANHOLE RIM ELEVATIONS TO MATCH FINISH GRADE.
5. CONTRACTOR TO REMOVE SILT AND DEBRIS FROM END OF EXISTING STORM SEWER PRIOR TO MAKING CONNECTION.
6. REFER TO CITY OF ROCKWALL CONSTRUCTION DETAILS AND SPECIFICATIONS.
7. ALL UTILITY STUBS SHOWN SHALL BE PLUGGED 5' PAST PROPOSED PAVEMENT EDGE OR 5' OUTSIDE THE BUILDING.
8. REFER TO TCEQ DESIGN GUIDELINES FOR ALL UTILITY CROSSINGS.

#### RECORD DRAWING

THE RECORD DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

BY: *Nicholas D. Hobbs* BGE, INC. BGE, INC. - TBPE REG No. F-1046  
NICK HOBBS - TEXAS P.E. #112949 DATE: 10/7/2025

#### BENCHMARKS:

BM#1	"X" CUT SET IN BOX ON CENTERLINE OF A MEDIAN BULLNOSE ALONG SOUTH JOHN KING BOULEVARD. ±500' SOUTH OF THE CENTERLINE OF INTERSTATE HWY 30 AND ±140' NORTH OF A BICYCLIST SIGN ON THE WEST SIDE OF SOUTH JOHN KING BOULEVARD. SURFACE NORTHING: 7022825.45 SURFACE EASTING: 2603164.43 ELEV=565.757
BM#2	"X" CUT SET IN BOX ON CENTERLINE OF A MEDIAN BULLNOSE ALONG SOUTH JOHN KING BOULEVARD. ±1100' SOUTH OF THE CENTERLINE OF INTERSTATE HWY 30 AND ±60' EAST OF THE NORTH ENTRANCE TO THE MANSION SENIOR LIVING CENTER. SURFACE NORTHING: 7022262.76 SURFACE EASTING: 2603234.30 ELEV=552.35
BM#3	"X" CUT SET IN BOX ON CENTERLINE OF A MEDIAN BULLNOSE ALONG SOUTH JOHN KING BOULEVARD. ±40' EAST OF THE CENTERLINE OF INTERSTATE HWY 30 AND ±50' EAST OF A TRAFFIC SIGNAL POLE FOR THE SOUTHBOUND LANE OF SOUTH JOHN KING BOULEVARD. SURFACE NORTHING: 7023321.53 SURFACE EASTING: 2603146.93 ELEV=574.32
MON#9	"BRASS DISC" STAMPED CITY OF ROCKWALL SURVEY MONUMENT ON THE SOUTH SIDE OF DISCOVERY BLVD. AT THE SOUTHEAST CORNER OF A CURB INLET. ±180' EAST INTERSECTION OF DISCOVERY/CORPORATE. PUBLISHED ELEV=595.63' OBSERVED ELEV=595.85'

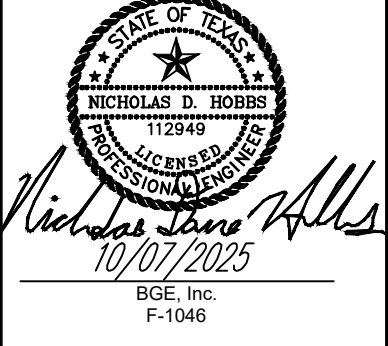
STORM PLAN (2 OF 4)

H.E.B. ROCKWALL - STORE #810  
1600 E INTERSTATE 30  
ROCKWALL, TEXAS 75032

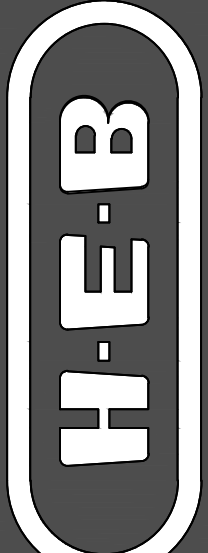
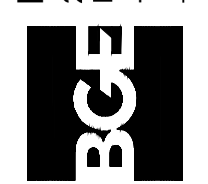
SCALE: AS NOTED  
CONVUL PRON NO.: 8559-01  
DATE: 10/7/2025  
SHEET NO.

C-8.2

REV	DATE	DESCRIPTION
2	8/28/2024	RET WALL, ADDITIONAL SPOT SHOTS, STORM UPDATES
3	10/17/2024	RAMP, CURBSIDE PARKING, AND ISLAND REVISION
4	11/20/2024	3' FLUME ADDED
5	3/4/2025	TRIANGLE LIGHT POLE BASES
6	3/28/2025	ROOF DRAIN REVISION



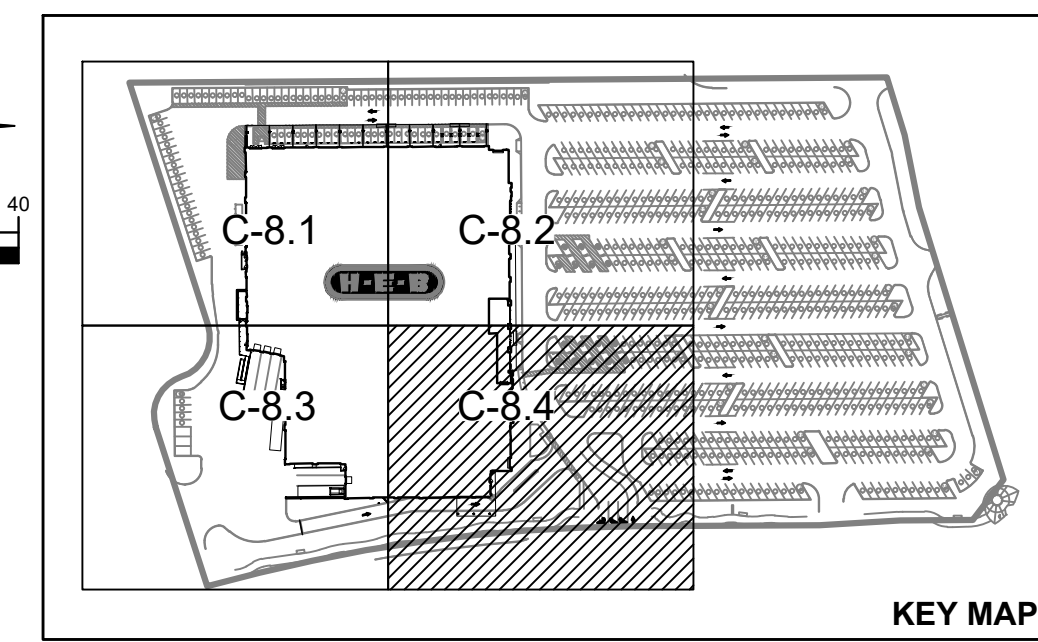
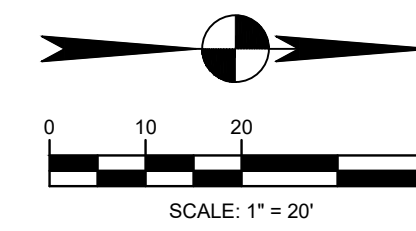
BGE, INC.  
2595 Dallas Pkwy., Suite 101  
Frisco, TX 75034  
Tel: 972-464-4800 • www.bgeinc.com  
TBPE Registration No. F-1046



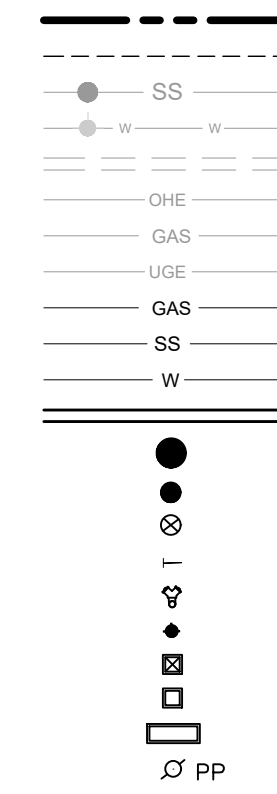








### LEGEND



- PROPERTY LINE
- EASEMENT LINE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING WATER AND FIRE HYDRANT
- EXISTING STORM LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED GAS LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED STORM LINE
- PROPOSED MANHOLE
- PROPOSED IRRIGATION METER
- PROPOSED DOMESTIC METER
- PROPOSED GATE VALVE
- FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED GRATE INLET
- PROPOSED WYE INLET
- PROPOSED CURB INLET
- POWER POLE

STORM NOTES:

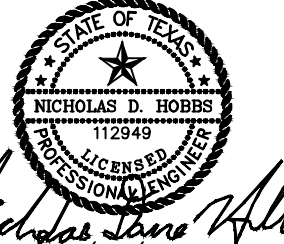
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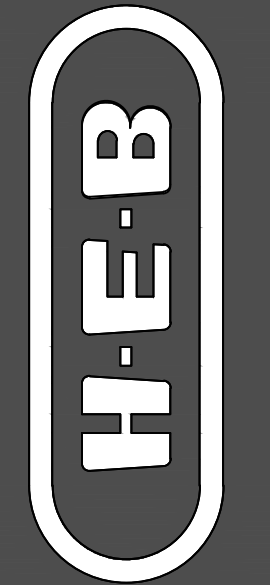
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BY: Nick Hobbs  
NICK HOBBS - TEXAS P.E. #112949

BGE, INC. - TBPE REG No. F-1046  
DATE: 10/7/2025



**BGE, Inc.**  
2595 Dallas Pkwy., Suite 101  
Frisco, TX 75034  
Tel: 972-464-4800 • [www.bgeinc.com](http://www.bgeinc.com)  
TBPE Registration No. F-1046



STORM PLAN (4 OF 4)

H.E.B. ROCKWALL - STORE #810  
1600 E INTERSTATE 30  
ROCKWALL, TEXAS 75032

-8.4

SCALE:	AS NOTED
CONSUL.	
PROJ. NO.:	9559-01
DATE:	10/7/2025
SHEET NO.	

SEE SHEET C-8.2 (MATCHLINE)

6" ROOF DRAIN CONNECTIONS @1.00%  
MINIMUM. REF. MEP/ARCH PLANS FOR  
CONTINUATION. (PRIVATE)

— 30' FIRELANE, ACCESS  
AND UTILITY ESMT

STA: 4+61.40 PRIVATE STORM LINE  
INSTALL:  
1 - 15' CURB INLET  
TC: 559.55  
FL 24" OUT: 555.55

STA: 3+24.06 PRIVATE STORM LINE C  
INSTALL:  
1 - 24" 45° BEND  
FL 24" IN: 555.62  
FL 24" OUT: 555.62

STA: 4+20.82 PRIVATE STORM LINE C  
INSTALL  
1 - 10' CURB INLET  
TC: 562.27  
FL 24" OUT: 558.27

STA: 1+12.19 PRIVATE STORM LAT C-  
INSTALL:  
1 - 5' CURB INLET  
TC: 559.96  
FL 12" OUT: 556.04

STA: 2+52.69 PRIVATE STORM LI  
STA: 1+00.00 PRIVATE STORM LA  
INS  
1-24"X12" 80"  
FL 24" HDPE IN: 5  
FL 12" HDPE IN: 5  
FL 24" HDPE OUT: 5

STA: 2+23.21 PRIVATE STORM LINE C  
INSTALL:  
1. 24" 45° BEND  
FL 24" IN: 555.11  
FL 24" OUT: 555.11

STA: 1+52.77 PRIVATE STORM LINE C  
INSTALL  
1-24" 15' BEN  
FL 24" IN: 554.76  
FL 24" OUT: 554.76  
15' DRAINAGE ESMT

STA: 1+00.00 PRIVATE STORM LINE C  
CONNECT TO EX. 24" RCP.  
CONTRACTOR TO VERIFY  
EXACT FLOWLINE PRIOR  
TO CONSTRUCTION  
FL 24" IN: 554.37  
FL 24" OUT: 554.37

STA: 1+29.13 PRIVATE STORM LINE  
REMOVE EX. WYE INLET.  
INSTALL:  
1 - 3'X3' WYE INLET  
TOP: 558.75  
FL 24" IN: 554.64  
FL 24" OUT: 554.64

EX. SEWER TOP OF PIPE  
ELEV: 552.40

L=536.95'  
R=2,010.00'  
 $\Delta=15^\circ 18' 21''$   
LC=S07°59'37"E  
CD=535.35'

BM# 1

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## BENCHMARKS

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**BM#2** "X" CUT SET IN BOX ON CENTERLINE OF A MEDIAN BULLNOSE  
ALONG SOUTH JOHN KHN BOULEVARD. ±1100' SOUTH OF THE  
CENTERLINE OF INTERSTATE HWY 30 AND ±60' EAST OF THE  
NORTH ENTRANCE TO THE MANSION SENIOR LIVING CENTER.  
SURFACE NORTHING: 7022262.76  
SURFACE EASTING: 2603234.30  
ELEV=552.35

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MON#9 "BRASS DISC" STAMPED CITY OF ROCKWALL SURVEY  
MONUMENT ON THE SOUTH SIDE OF DISCOVERY BLVD. AT THE  
SOUTHEAST CORNER OF A CURB INLET, +180' EAST  
INTERSECTION OF DISCOVERY/CORPORATE.  
PUBLISHED ELEV=595.63'  
OBSERVED ELEV=595.85'



C:\TOWN\Projects\WEB\_Drawing\CA\6555-00-59-Cor\_J King Blvd. J30\_Rockwall\10\01\_CADD\10\_Site\WEB\_Record\10\_RECORD\DRAWINGS\WEB\_RECORD\UNDERGROUND DETENTION PLAN.dwg Oct. 07, 2025-2:39pm jpared

**TOTAL REQUIRED DETENTION - 100 YR. MODIFIED RATIONAL METHOD**  
Runoff Coefficient C = 0.90  
Drainage Area - A = 10.79 acres (12.5 AC - 1.71 AC = 10.79 AC)  
Time of Concentration - tc = 10 minutes  
Existing Outflow Rate = 36.3 cfs  
Undertained Flow = 5.6 cfs  
Maximum Outflow Rate - Q<sub>OUT</sub> = 30.8 cfs

Duration (minutes)	Intensity (inches/hr)	Depth (inches)	Inflow Discharge Q=CiA	Inflow Volume Cu. Ft.	Outflow Duration (minutes)	Outflow Volume Cu. Ft.	Storage Volume Cu. Ft.
10	9.80	1.63	95.2	57,101	20	18,454	38,647
15	9.00	2.25	87.4	78,659	25	23,067	55,592
20	8.30	2.77	80.6	96,722	30	27,680	69,041
30	6.90	3.45	67.0	120,611	40	36,907	83,704
40	5.80	3.87	56.3	135,177	50	46,134	89,043
50	5.00	4.17	48.6	145,665	60	55,361	90,304
60	4.50	4.50	43.7	157,318	70	64,587	92,731
70	4.00	4.67	38.8	163,145	80	73,814	89,331
80	3.70	4.93	35.9	172,467	90	83,041	89,426
90	3.50	5.25	34.0	183,538	100	92,268	91,270
100	3.40	5.67	33.0	198,104	110	101,494	96,610
110	3.20	5.87	31.1	205,096	120	110,721	94,375

Required Storage Volume 96,610 cubic feet  
2.22 acre-feet  
Provided Storage Volume 96,963 cubic feet  
2.23 acre-feet

#### Outfall Design

ORIFICE 1 $Q_{OUT} = CA\sqrt{2gh}$	ORIFICE 2 $Q_{OUT} = CA\sqrt{2gh}$
Depth of water (h) 8.00 ft	Depth of water (h) 8.00 ft
C 0.60 -	C 0.60 -
g 32.17 ft/s <sup>2</sup>	g 32.17 ft/s <sup>2</sup>
Actual Open Area 1.23 ft <sup>2</sup>	Actual Open Area 0.79 ft <sup>2</sup>
ORIFICE Q <sub>OUT</sub> 16.71 cfs	ORIFICE Q <sub>OUT</sub> 10.69 cfs

TOTAL FLOW OUT: 27.40

**TOTAL REQUIRED DETENTION - 25 YR. MODIFIED RATIONAL METHOD**  
Runoff Coefficient C = 0.90  
Drainage Area - A = 10.79 acres (12.5 AC - 1.71 AC = 10.79 AC)  
Time of Concentration - tc = 10 minutes  
Maximum Outflow Rate - Q<sub>OUT</sub> = 24.2 cfs

Duration (minutes)	Intensity (inches/hr)	Depth (inches)	Inflow Discharge Q=CiA	Inflow Volume Cu. Ft.	Outflow Duration (minutes)	Outflow Volume Cu. Ft.	Storage Volume Cu. Ft.
10	8.30	1.38	80.6	48,361	20	14,528	33,833
15	7.50	1.88	72.8	65,549	25	18,160	47,390
20	6.60	2.20	64.1	76,911	30	21,792	55,120
30	5.50	2.75	53.4	96,139	40	29,055	67,084
40	4.60	3.07	44.7	107,209	50	36,319	70,890
50	4.00	3.33	38.8	116,532	60	43,583	72,949
60	3.50	3.50	34.0	122,359	70	50,847	71,512
70	3.30	3.85	32.0	134,594	80	58,111	76,484
80	3.10	4.13	30.1	144,500	90	65,375	79,125
90	2.90	4.35	28.2	152,074	100	72,638	79,436
100	2.70	4.50	26.2	157,318	110	79,902	77,416
110	2.50	4.58	24.3	160,232	120	87,166	73,065

Required Storage Volume 79,436 cubic feet  
1.82 acre-feet

#### Outfall Design

ORIFICE 1 $Q_{OUT} = CA\sqrt{2gh}$	ORIFICE 2 $Q_{OUT} = CA\sqrt{2gh}$
Depth of water (h) 6.12 ft	Depth of water (h) 6.12 ft
C 0.60 -	C 0.60 -
g 32.17 ft/s <sup>2</sup>	g 32.17 ft/s <sup>2</sup>
Actual Open Area 1.23 ft <sup>2</sup>	Actual Open Area 0.79 ft <sup>2</sup>
ORIFICE Q <sub>OUT</sub> 14.61 cfs	ORIFICE Q <sub>OUT</sub> 9.35 cfs

TOTAL FLOW OUT: 23.96

**TOTAL REQUIRED DETENTION - 10 YR. MODIFIED RATIONAL METHOD**  
Runoff Coefficient C = 0.90  
Drainage Area - A = 10.79 acres (12.5 AC - 1.71 AC = 10.79 AC)  
Time of Concentration - tc = 10 minutes  
Maximum Outflow Rate - Q<sub>OUT</sub> = 21.8 cfs

Duration (minutes)	Intensity (inches/hr)	Depth (inches)	Inflow Discharge Q=CiA	Inflow Volume Cu. Ft.	Outflow Duration (minutes)	Outflow Volume Cu. Ft.	Storage Volume Cu. Ft.
10	7.10	1.18	68.9	41,369	20	13,072	28,297
15	6.50	1.63	63.1	56,809	25	16,340	40,469
20	5.90	1.97	57.3	68,754	30	19,608	49,146
30	4.80	2.40	46.6	83,903	40	26,144	57,759
40	4.00	2.67	38.8	93,226	50	32,680	60,545
50	3.50	2.92	34.0	101,966	60	39,216	62,749
60	3.00	3.00	29.1	104,879	70	45,752	59,127
70	2.80	3.27	27.2	114,201	80	52,288	61,913
80	2.60	3.47	25.2	121,193	90	58,824	62,369
90	2.50	3.75	24.3	131,089	100	65,360	65,738
100	2.40	4.00	23.3	139,838	110	71,896	67,942
110	2.30	4.22	22.3	147,413	120	78,432	68,981

Required Storage Volume 68,981 cubic feet  
1.58 acre-feet

#### Outfall Design

ORIFICE 1 $Q_{OUT} = CA\sqrt{2gh}$	ORIFICE 2 $Q_{OUT} = CA\sqrt{2gh}$
Depth of water (h) 5.37 ft	Depth of water (h) 5.37 ft
C 0.60 -	C 0.60 -
g 32.17 ft/s <sup>2</sup>	g 32.17 ft/s <sup>2</sup>
Actual Open Area 1.23 ft <sup>2</sup>	Actual Open Area 0.59 ft <sup>2</sup>
ORIFICE Q <sub>OUT</sub> 13.69 cfs	ORIFICE Q <sub>OUT</sub> 6.58 cfs

TOTAL FLOW OUT: 20.27

**TOTAL REQUIRED DETENTION - 5 YR. MODIFIED RATIONAL METHOD**  
Runoff Coefficient C = 0.90  
Drainage Area - A = 10.79 acres (12.5 AC - 1.71 AC = 10.79 AC)  
Time of Concentration - tc = 10 minutes  
Maximum Outflow Rate - Q<sub>OUT</sub> = 18.0 cfs

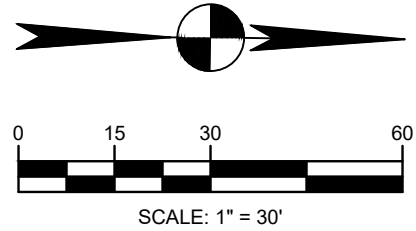
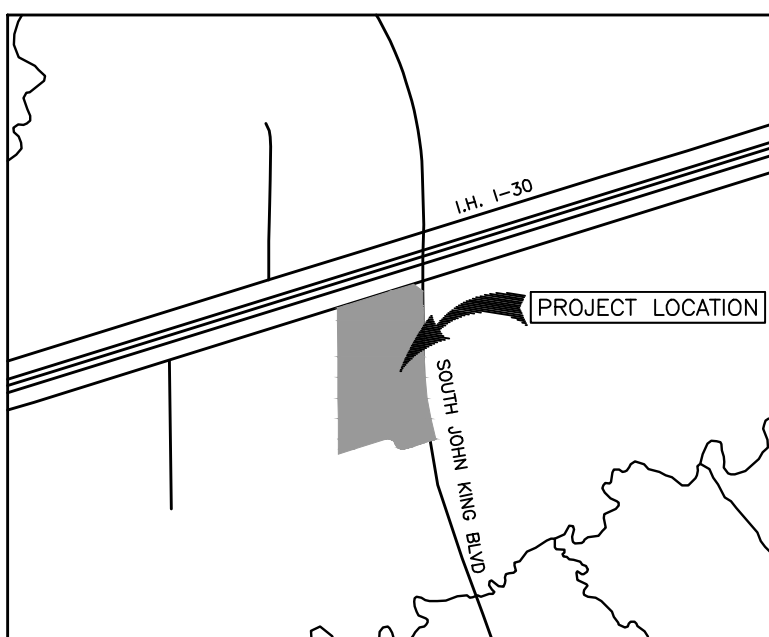
Duration (minutes)	Intensity (inches/hr)	Depth (inches)	Inflow Discharge Q=CiA	Inflow Volume Cu. Ft.	Outflow Duration (minutes)	Outflow Volume Cu. Ft.	Storage Volume Cu. Ft.
10	6.10	1.02	59.2	35,542	20	10,787	24,755
15	5.50	1.38	53.4	48,069	25	13,484	34,585
20	4.90	1.63	47.6	57,101	30	16,181	40,920
30	4.10	2.05	39.8	71,667	40	21,575	50,093
40	3.40	2.27	33.0	79,242	50	26,968	52,274
50	2.80	2.33	27.2	81,572	60	32,362	49,211
60	2.60	2.60	25.2	90,895	70	37,755	53,139
70	2.40	2.80	23.3	97,887	80	43,149	54,738
80	2.30	3.07	22.3	107,209	90	48,543	56,667
90	2.10	3.15	20.4	110,123	100	53,936	56,186
100	1.90	3.17	18.5	110,705	110	59,330	51,375
110	1.80	3.30	17.5	115,367	120	64,724	50,643

Required Storage Volume 58,667 cubic feet  
1.35 acre-feet

#### Outfall Design

ORIFICE $Q_{OUT} = CA\sqrt{2gh}$
Depth of water (h) 4.67 ft
C 0.60 -
g 32.17 ft/s <sup>2</sup>
Actual Open Area 1.23 ft <sup>2</sup>
ORIFICE Q <sub>OUT</sub> 12.76 cfs

TOTAL FLOW OUT: 12.76



#### LEGEND

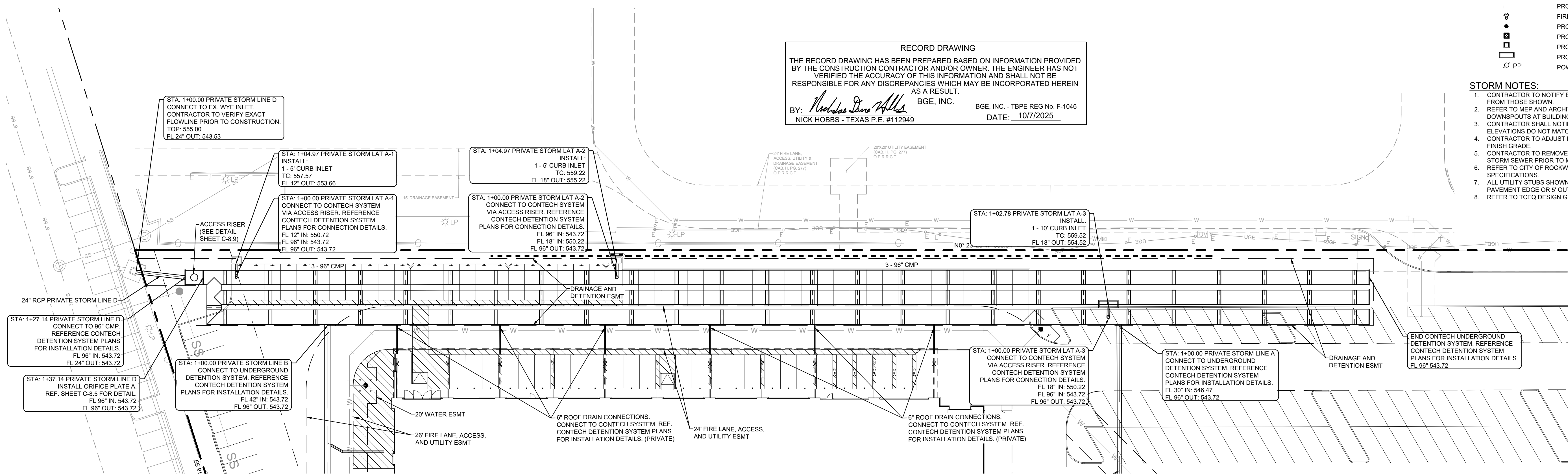
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---	EXISTING STORM LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING UNDERGROUND ELECTRIC
---	PROPOSED GAS LINE
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER
---	PROPOSED STORM LINE
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●	PROPOSED IRRIGATION METER
●	PROPOSED DOMESTIC METER
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BY: *Nick Hobbs* BGE, INC. BGE, INC. - TBPE REG No. F-1046  
NICK HOBBS - TEXAS P.E. #112949 DATE: 10/7/2025



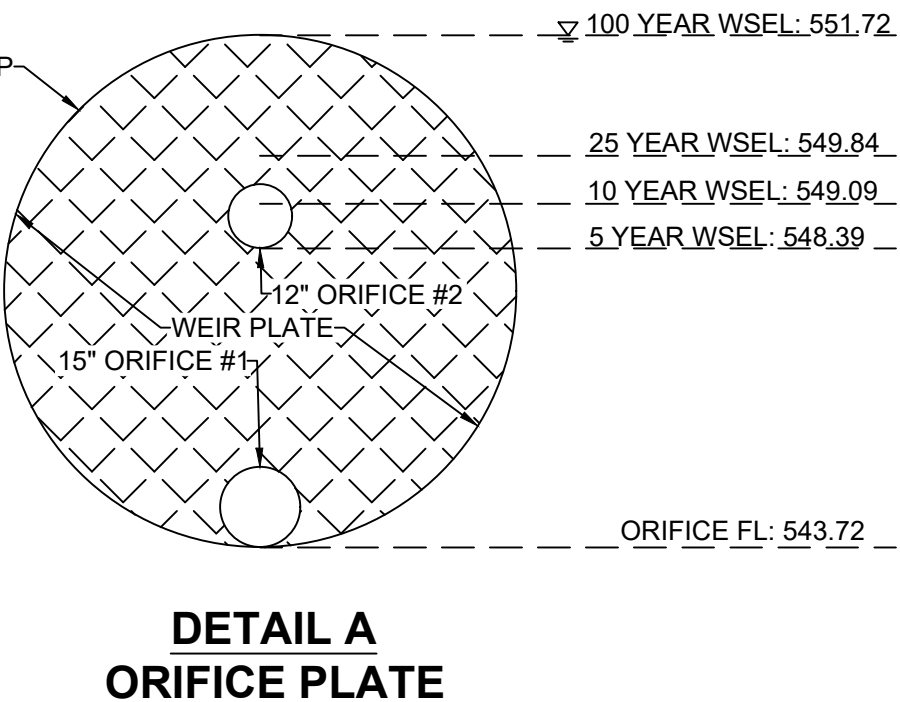
**TOTAL AREA DISCHARGING TO JOHN KING STORM SYSTEM:**  
2.35 AC + 1.86 AC + 0.55 AC + 0.43 AC = 5.19 AC

Q = CIA  
Q = (0.35)\*(8.30)\*(5.19) = 15.08 CFS

**THE FULLY DEVELOPED AREA EQUIVALENT TO THE EXISTING FLOWS:**  
A = Q/C  
A = 15.08 CFS/[(0.90)\*(9.80)]  
A = 1.71 AC

**THE UNDERGROUND DETENTION SYSTEM IS SIZED PER THE FOLLOWING:**  
TOTAL SITE AREA - THE FULLY DEVELOPED AREA DISCHARGING TO JOHN KING  
12.5 AC - 1.71 AC = 10.79 AC

Elevation of Water (ft)	STAGE STORAGE (acre-ft)	STAGE DISCHARGE (cfs)
543.72	0.00	0.00
544.72	0.16	5.91
545.72	0.43	8.35
546.72	0.76	10.23
547.72	1.11	11.81
548.39	1.35	12.76
549.09	1.58	16.81
549.84	1.82	23.96
550.72	2.06	25.63
551.72	2.23	27.40



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#### BENCHMARKS:

BM#1	"X" CUT SET IN BOX ON CENTERLINE OF A MEDIAN BULLNOSE ALONG SOUTH JOHN KING BOULEVARD. ±500' SOUTH OF THE CENTERLINE OF INTERSTATE HWY 30 AND ±140' NORTH OF A BICYCLIST SIGN ON THE WEST SIDE OF SOUTH JOHN KING BOULEVARD. SURFACE NORTHING: 7022825.45 SURFACE EASTING: 2603164.43 ELEV=565.757
BM#2	"X" CUT SET IN BOX ON CENTERLINE OF A MEDIAN BULLNOSE ALONG SOUTH JOHN KING BOULEVARD. ±1100' SOUTH OF THE CENTERLINE OF INTERSTATE HWY 30 AND ±60' EAST OF THE NORTH ENTRANCE TO THE MANSION SENIOR LIVING CENTER. SURFACE NORTHING: 7022662.76 SURFACE EASTING: 2603234.30 ELEV=562.35
BM#3	"X" CUT SET IN BOX ON CENTERLINE OF A MEDIAN BULLNOSE ALONG SOUTH JOHN KING BOULEVARD. ±40' EAST OF THE CENTERLINE OF INTERSTATE HWY 30 AND ±50' EAST OF A TRAFFIC SIGNAL POLE FOR THE SOUTHWEST LANE OF SOUTH JOHN KING BOULEVARD. SURFACE NORTHING: 7023321.53 SURFACE EASTING: 2603146.83 ELEV=574.32
MON#9	"BRASS DISC" STAMPED CITY OF ROCKWALL SURVEY MONUMENT ON THE SOUTH SIDE OF DISCOVERY BLVD. AT THE SOUTHEAST CORNER OF A CURB INLET. ±180' EAST INTERSECTION OF DISCOVERY/CORPATE. PUBLISHED ELEV=595.63' OBSERVED ELEV=595.85'

**UNDERGROUND DETENTION PLAN**

**H.E.B. ROCKWALL - STORE #810**  
1600 E INTERSTATE 30  
ROCKWALL, TEXAS 75082

**C-8.5**

SCALE: AS NOTED  
CONVUL PROJ. NO.: 6559-01  
DATE: 10/7/2025  
SHEET NO.



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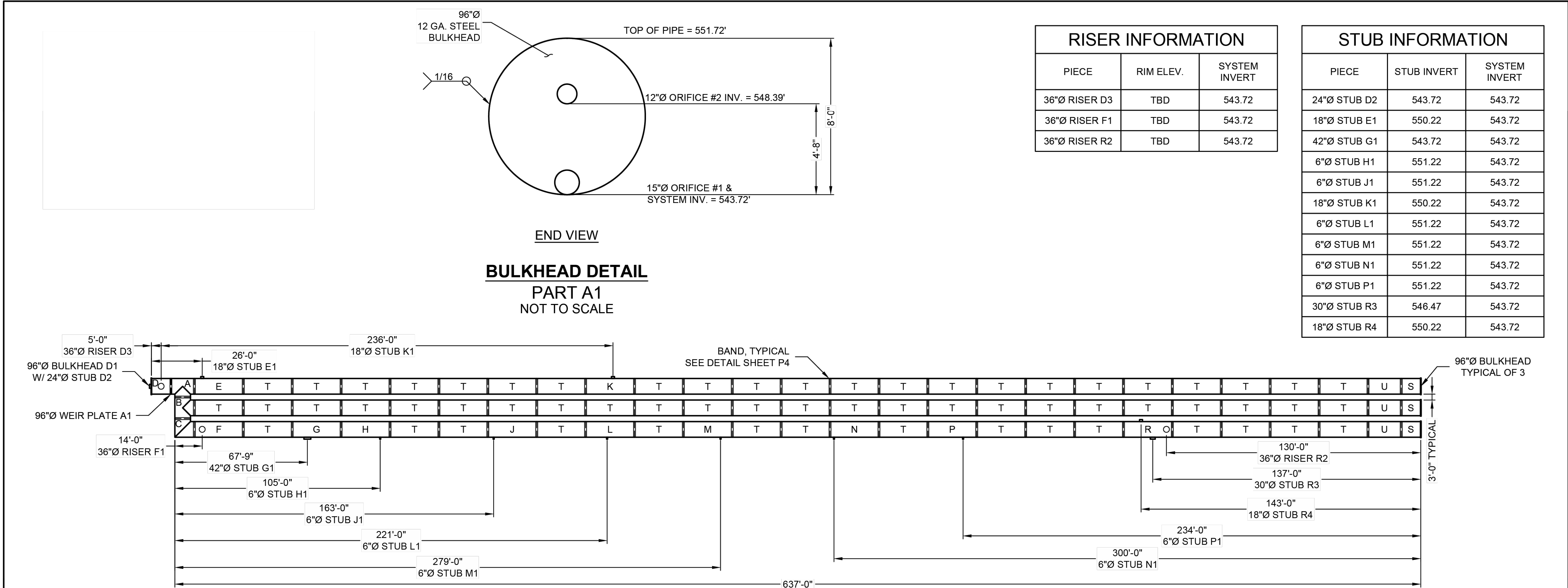
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C

B

A

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THE UNDERSIGNED HEREBY APPROVES THE ATTACHED  
(5) PAGES INCLUDING THE FOLLOWING:

- PIPE STORAGE = 96,963 CF
- MAINLINE PIPE GAGE = 16
- WALL TYPE = SOLID
- DIAMETER = 96"
- FINISH = ALT2
- CORRUGATION = 5x1

CUSTOMER

DATE

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800-338-1122 513-645-7000 513-645-7993 FAX

**CONTECH**  
CMP DETENTION SYSTEMS

CONTECH  
PROPOSAL  
DRAWING

96"Ø UNDERGROUND DETENTION SYSTEM - 772173-010  
HEB ROCKWALL  
ROCKWALL, TX  
SITE DESIGNATION: South UDS Portion

PROJECT No.: 772173	SEQ. No.: 010	DATE: 12/19/2023
DESIGNED: LJK	DRAWN: PNK	
CHECKED: TNB	APPROVED: LJK	
SHEET NO.: P1	OF 5	

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE.
- ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD (EOR) PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2 $\frac{3}{8}$ " x  $\frac{1}{2}$ " CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE AS REQUIRED, BY CONTRACTOR.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ACCESS CASTINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE NOT SUPPLIED BY CONTECH.

RECORD DRAWING

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BY: *Nick Hobbs* NICK HOBBS - TEXAS P.E. #112949

BGE, INC. DATE: 10/7/2025

BGE, INC. - TBPE REG No. F-1046

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE

F

D

C

B

A



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CONTECH

CMP DETENTION SYSTEMS

CONTECH  
PROPOSAL  
DRAWING

96"Ø UNDERGROUND DETENTION SYSTEM - 772173-010

HEB ROCKWALL  
ROCKWALL, TX

SITE DESIGNATION: South UDS Portion

PROJECT No.:	772173	SEQ. No.:	010	DATE:	12/19/2023
DESIGNED:	LJK	DRAWN:	PNK		
CHECKED:	TNB	APPROVED:	LJK		
SHEET NO.:	P2	OF	5		

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BY: *Nick Hobbs*  
NICK HOBBS - TEXAS P.E. #112949

BGE, INC.  
DATE: 10/7/2025

BGE, INC. - TBPE REG No. F-1046  
DATE: 10/7/2025

PLAN

FRONT

96"Ø to 144"Ø FITTING REINFORCEMENT  
MAY BE REQUIRED BASED ON HEIGHT OF  
COVER AND LIVE LOAD CONDITION

TYPICAL MANWAY DETAIL  
NOT TO SCALE

CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

\*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM

NOT TO SCALE

SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL

SCOPE

THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

MATERIAL

THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A929.

PIPE

THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M36 OR ASTM A760. THE PIPE SIZES, GAGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

HANDLING AND ASSEMBLY

SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSA)

INSTALLATION

SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A798 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

ANTI-FLOTATION PROVISIONS DUE TO HIGH GROUNDWATER OR OTHER FLOTATION CONCERNS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.

MATERIAL SPECIFICATION

NOT TO SCALE

SCALE: AS NOTED  
CONTR. PROJ. NO.: 8559-01  
DATE: 10/7/2025  
SHEET NO. C-8.7

CONTECH DETENTION  
SYSTEM DETAILS

H.E.B. ROCKWALL - STORE #810  
1600 E INTERSTATE 30  
ROCKWALL, TEXAS 75082

H-E-B

BGE, Inc.  
2995 Dallas Pkwy., Suite 101  
Frisco, TX 75034  
Tel: 972-464-4800 • www.lgenc.com  
TBPE Registration No. F-1046

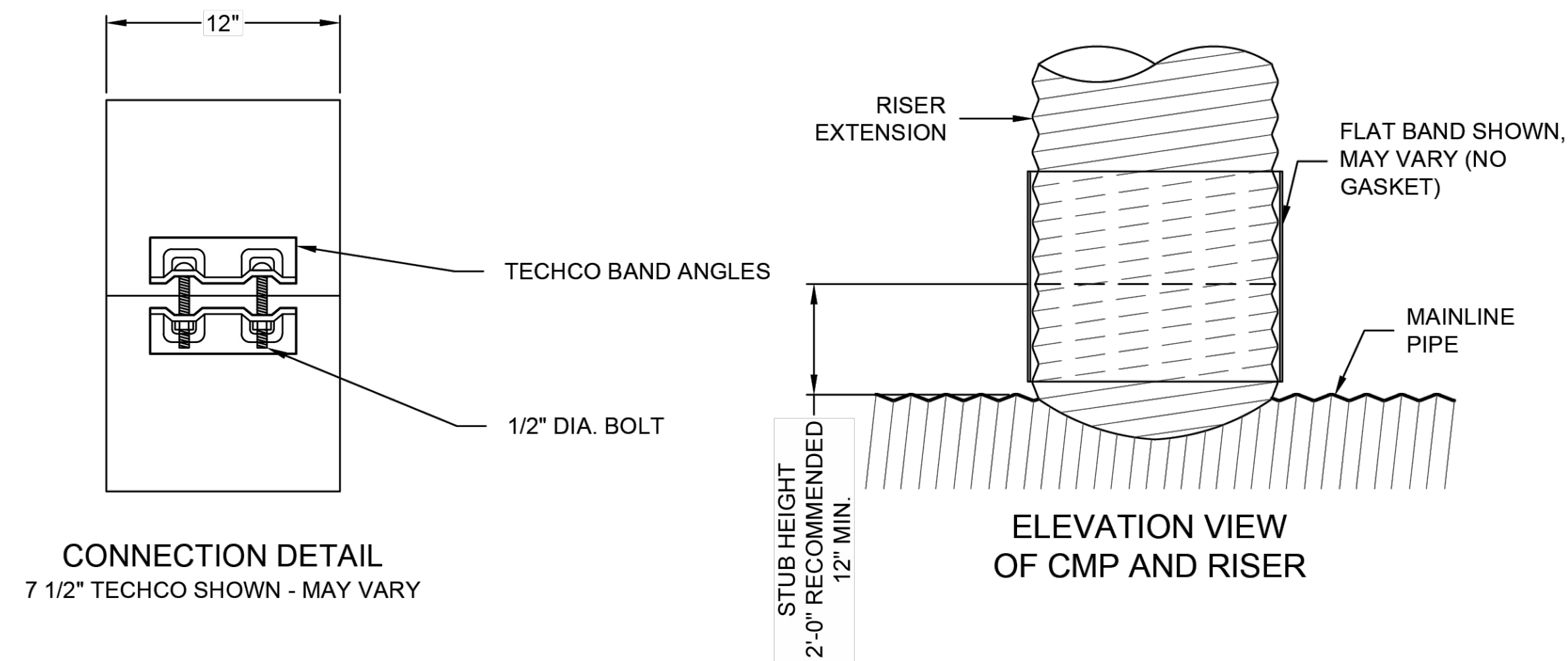
STATE OF TEXAS  
NICHOLAS D. HOBBS  
112949  
Professional Engineer  
10/07/2025  
BGE, Inc.  
F-1046

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE









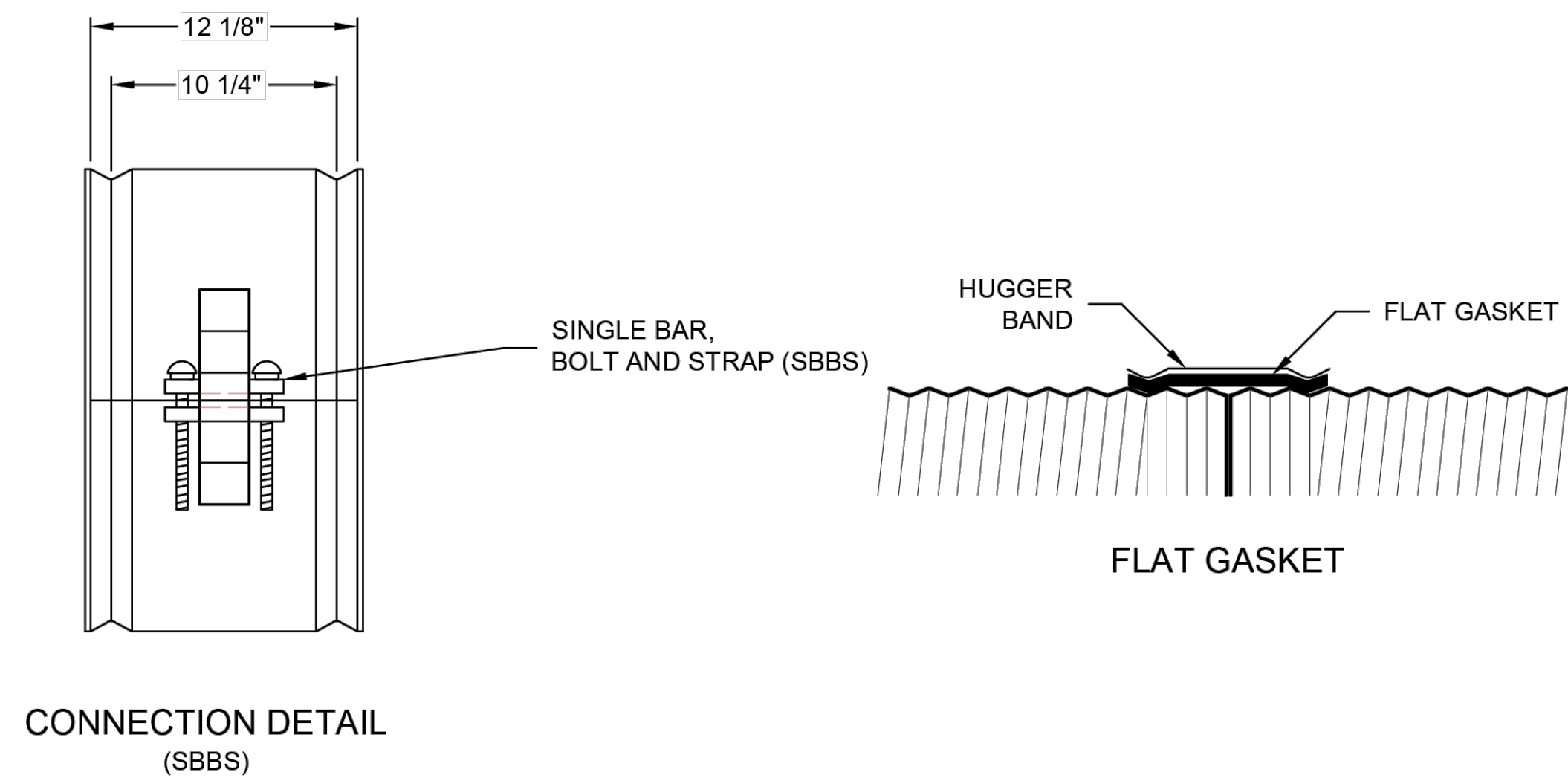
## PLAIN END CMP RISER PIPE

## GENERAL NOTES:

1. DELIVERED BAND STYLE AND FASTENER TYPE MAY VARY BY FABRICATION PLANT.
2. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
3. BAND MATERIAL AND GAGE TO BE SAME AS RISER MATERIAL.
4. IF RISER HAS A HEIGHT OF COVER OF 10' OR MORE, USE A SLIP JOINT.
5. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
  - 12" THRU 48" 1-PIECE
  - 54" 2-PIECES
6. ALL RISER JOINT COMPONENTS WILL BE FIELD ASSEMBLED.
7. MANHOLE RISERS IN APPLICATIONS WHERE TRAFFIC LOADS ARE IMPOSED REQUIRE SPECIAL DESIGN CONSIDERATIONS.
8. DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.

### 12" RISER BAND DETAIL

NOT TO SCALE



CONNECTION DETAIL  
(SBBS)

2 2/3"x1/2" RE-ROLLED END HEL-COR PIPE

GENERAL NOTES:

1. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
2. BAND MATERIALS AND/OR COATING CAN VARY BY LOCATION. CONTACT YOUR CONTECH REPRESENTATIVE FOR AVAILABILITY.
3. BANDS ARE SHAPED TO MATCH THE PIPE-ARCH WHEN APPLICABLE.
4. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
  - 12" THRU 48" 1-PIECE
  - 54" THRU 96" 2-PIECES
  - 102" THRU 144" 3-PIECES
5. BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.
6. ALL CMP IS REROLLED TO HAVE ANNULAR END CORRUGATIONS OF 2 2/3"x1/2"
7. DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
8. ORDER SHALL DESIGNATE GASKET OPTION, IF REQUIRED (SEE DETAILS ABOVE).

### H-12 HUGGER BAND DETAIL

NOT TO SCALE

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CMP DETENTION SYSTEMS


CONTECH  
**PROPOSAL**  
DRAWING

96"Ø UNDERGROUND DETENTION SYSTEM - 772173-010  
HEB ROCKWALL  
ROCKWALL, TX  
SITE DESIGNATION: South UDS Portion

PROJECT No.: <b>772173</b>	SEQ. No.: <b>010</b>	DATE: <b>12/19/2023</b>
DESIGNED: <b>LJK</b>	DRAWN: <b>PNK</b>	
CHECKED: <b>TNB</b>	APPROVED: <b>LJK</b>	
SHEET NO.: <b>P4</b> OF <b>5</b>		

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BY:  BGE, INC.

NICK HOBBS - TEXAS P.E. #112949


BGE, INC. - TPBE REG NO. F-1046  
DATE: 10/7/2025

SCALE: AS NOTED
CONSUL.
PROJ. NO.: 9559-01
DATE: 10/7/2025
SHEET NO.

## CONTECH DETENTION SYSTEM DETAILS

**H.E.B. ROCKWALL - STORE #810**  
1600 E INTERSTATE 30  
ROCKWALL, TEXAS 75032



  
BGE, Inc.  
F-1046



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**CONTECH**  
CMP DETENTION SYSTEMS

CONTECH  
PROPOSAL  
DRAWING

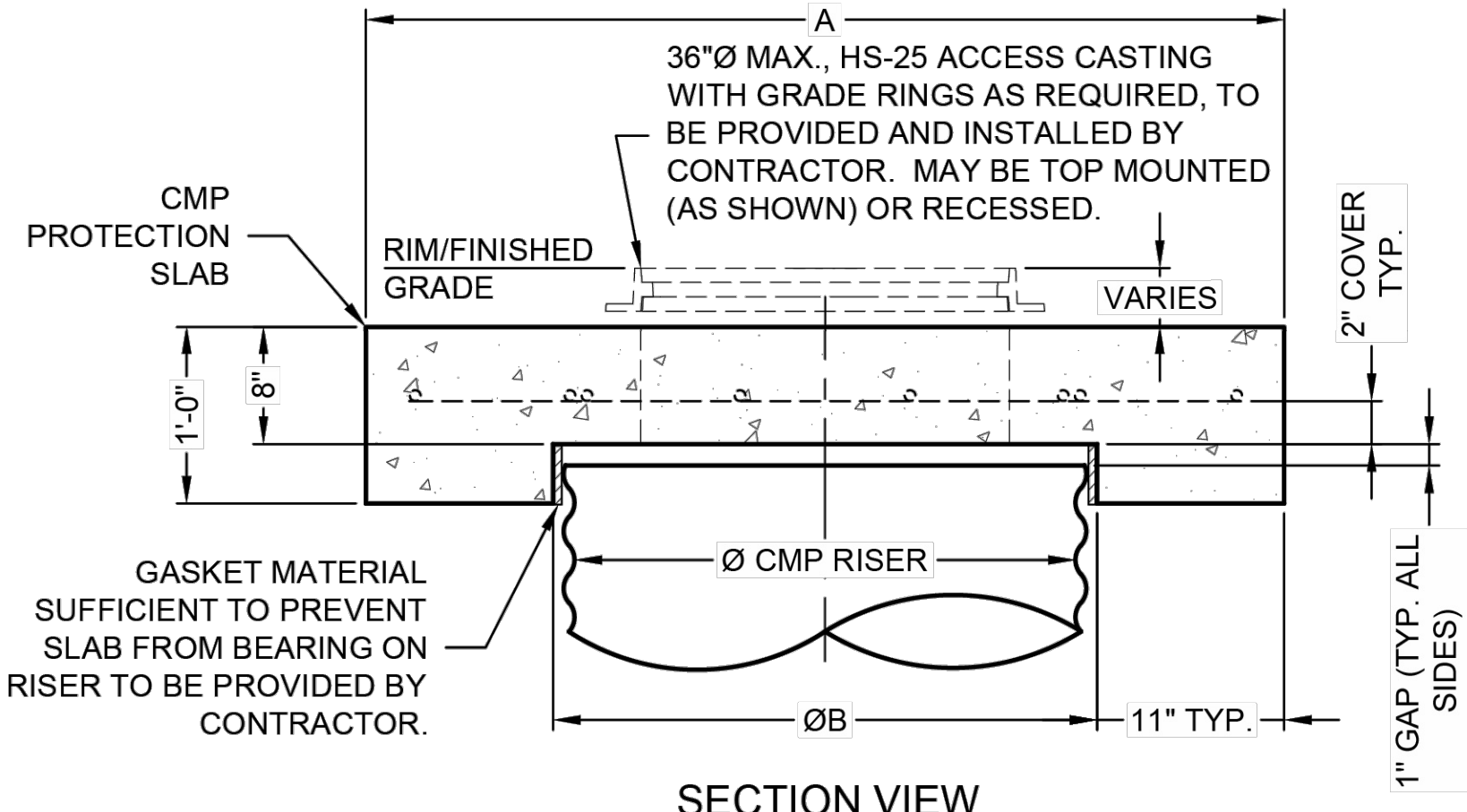
96"Ø UNDERGROUND DETENTION SYSTEM - 772173-010  
HEB ROCKWALL  
ROCKWALL, TX  
SITE DESIGNATION: South UDS Portion

PROJECT No.: 772173	SEQ. No.: 010	DATE: 12/19/2023
DESIGNED: LJK	DRAWN: PNK	
CHECKED: TNB	APPROVED: LJK	
SHEET NO.: P5	OF 5	

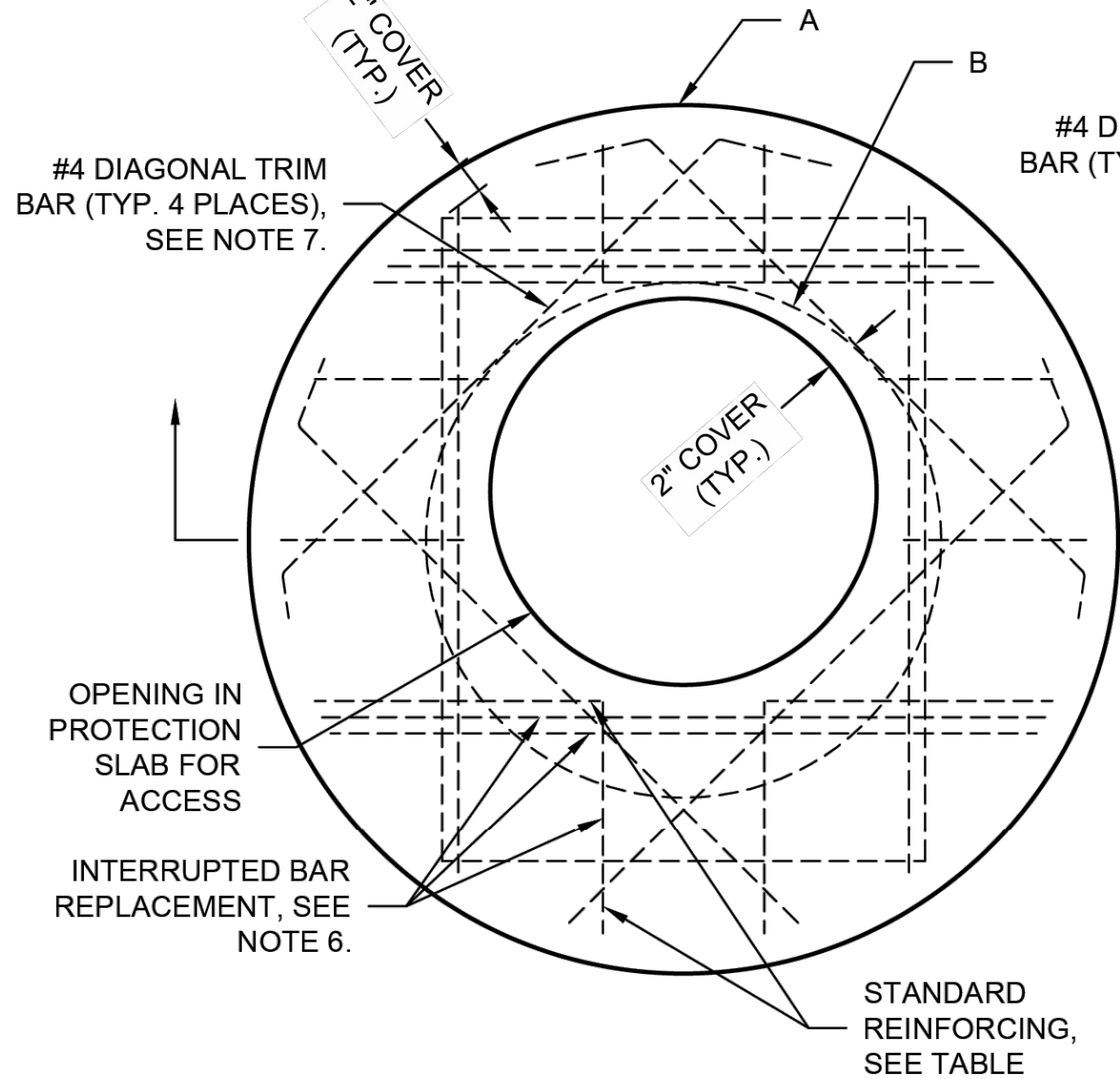
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BY: *Nicholas D. Hobbs* BGE, INC. BGE, INC. - TBPE REG No. F-1046  
NICK HOBBS - TEXAS P.E. #112949 DATE: 10/7/2025



ACCESS CASTING SUPPLIED BY CONTECH IN  
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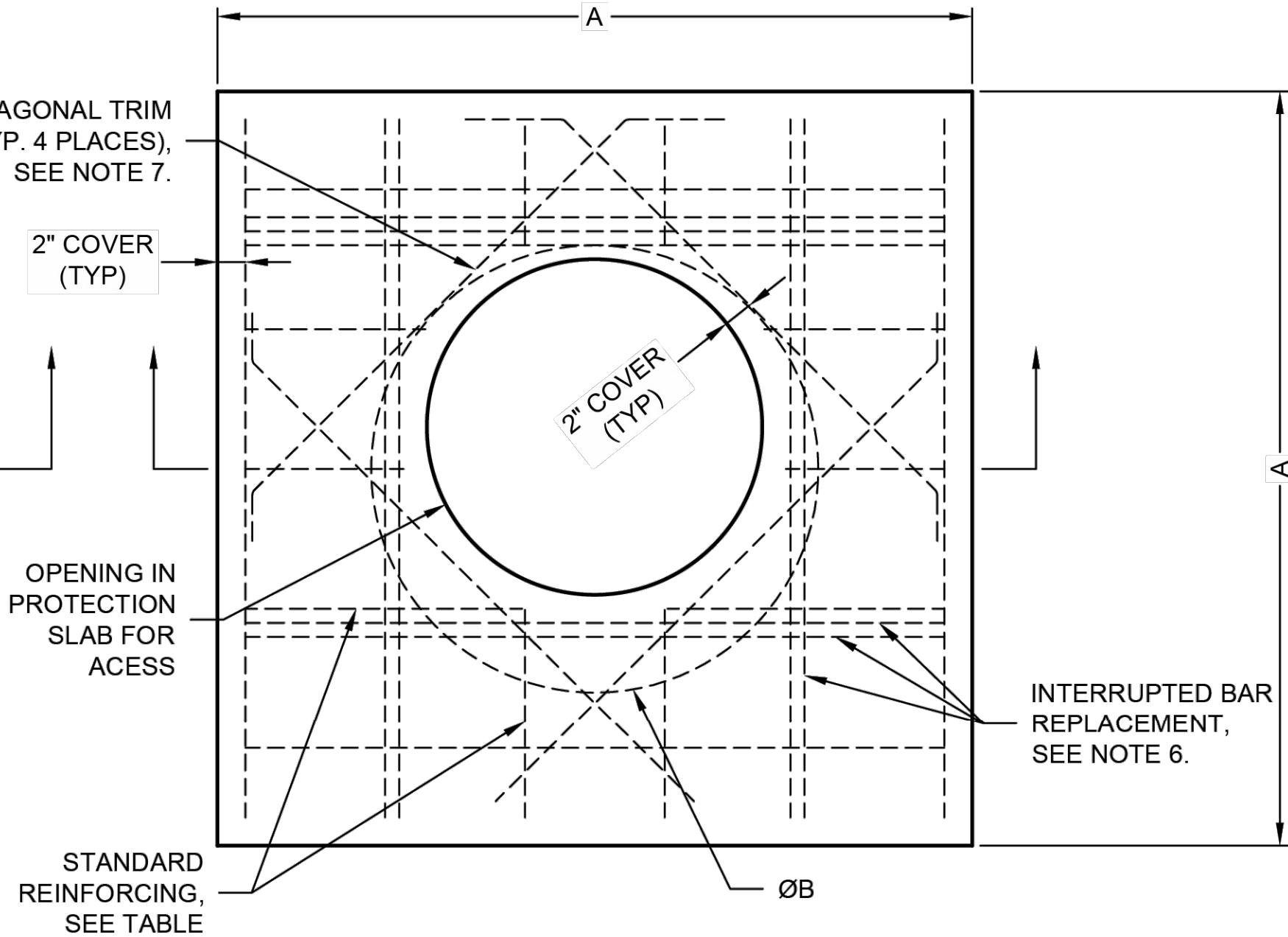
ROUND OPTION PLAN VIEW

NOTES:

- DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION AND ACI 350.
- DESIGN LOAD HS25.
- EARTH COVER = 1' MAX.
- CONCRETE STRENGTH = 4,000 psi
- REINFORCING STEEL = ASTM A615, GRADE 60.
- PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.

REINFORCING TABLE				
Ø CMP RISER	A	B Ø	REINFORCING	**BEARING PRESSURE (PSF)
24"	4'Ø 4'x4'	26"	#5 @ 10" OCEW #5 @ 10" OCEW	2,540 1,900
30"	4'-6"Ø 4'-6" x 4'-6"	32"	#5 @ 10" OCEW #5 @ 9" OCEW	2,260 1,670
36"	5'Ø 5' x 5'	38"	#5 @ 9" OCEW #5 @ 8" OCEW	2,060 1,500
42"	5'-6"Ø 5'-6" x 5'-6"	44"	#5 @ 8" OCEW #5 @ 8" OCEW	1,490 1,370
48"	6'Ø 6' x 6'	50"	#5 @ 7" OCEW #5 @ 7" OCEW	1,210 1,270

\*\* ASSUMED SOIL BEARING CAPACITY



SQUARE OPTION PLAN VIEW

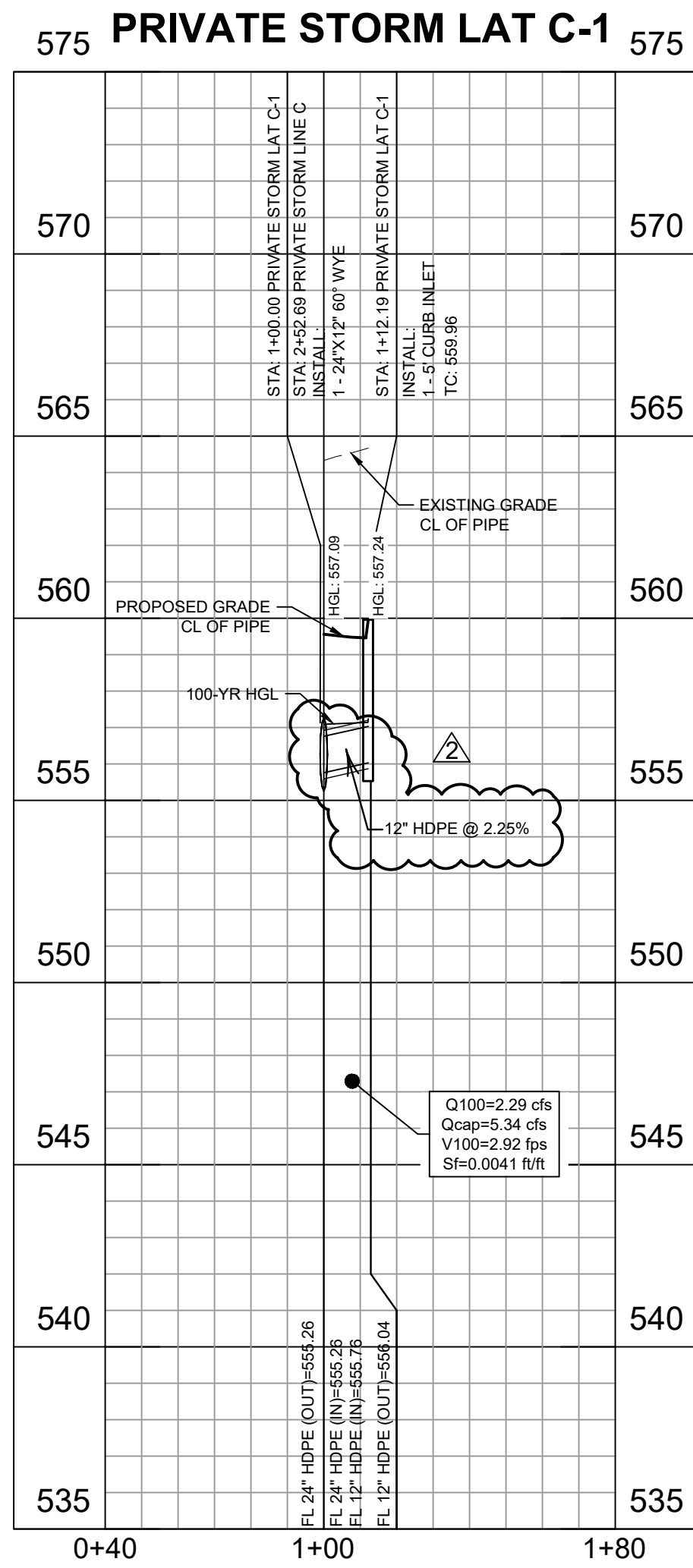
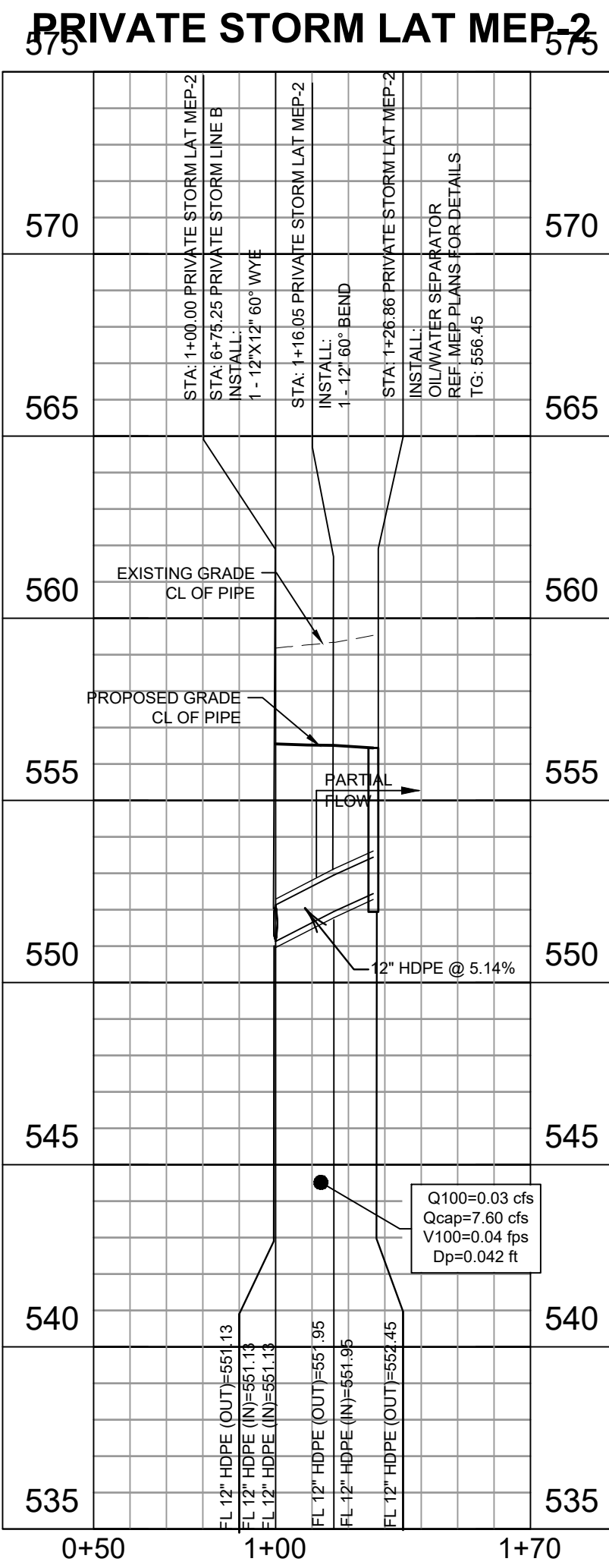
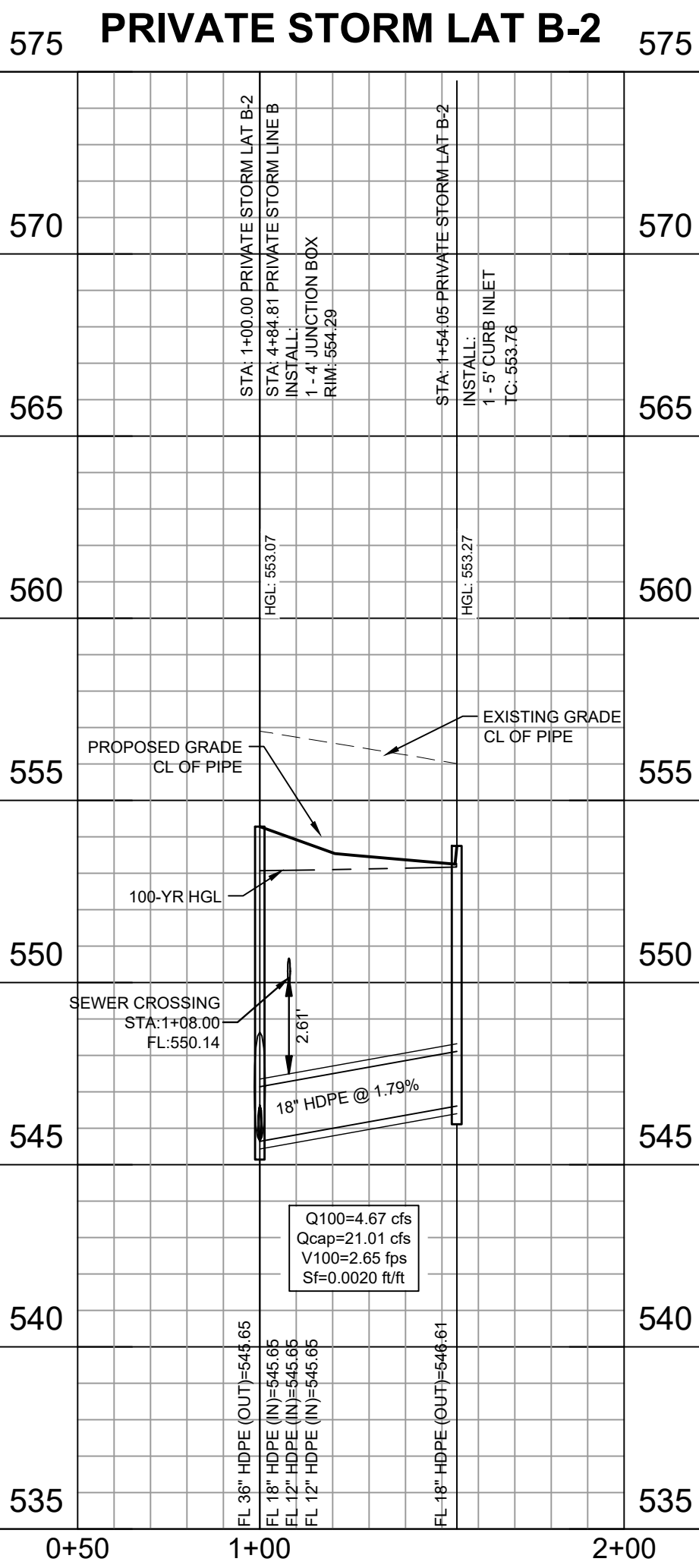
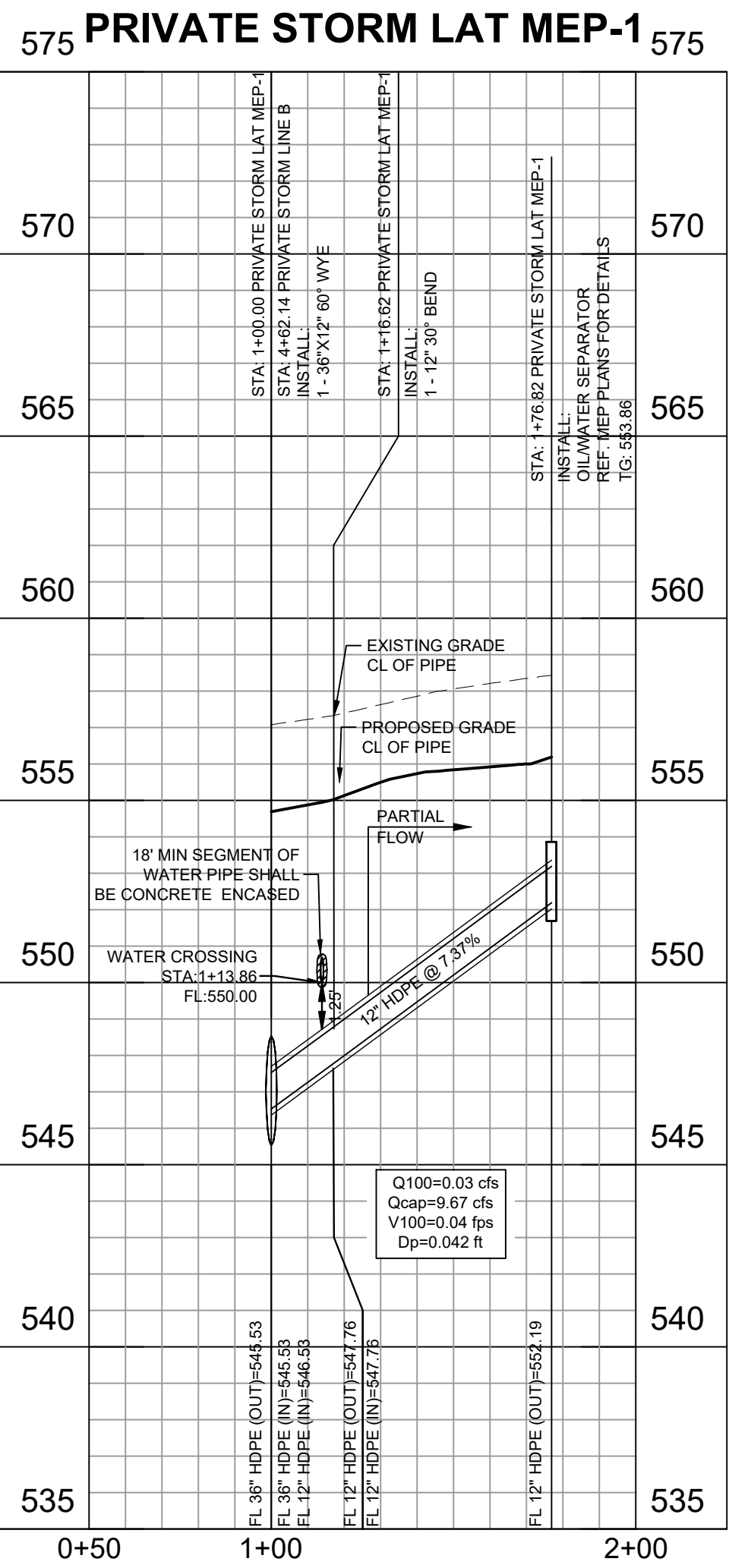
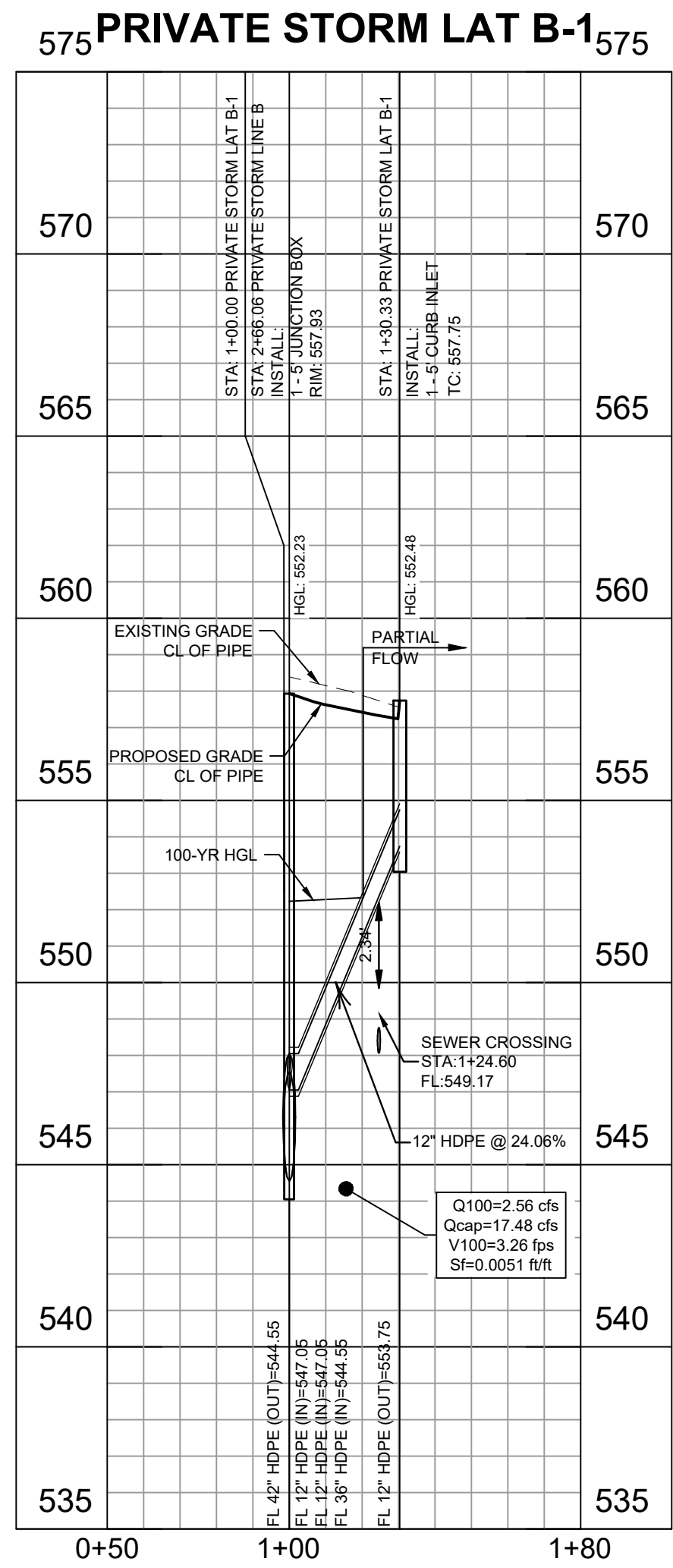
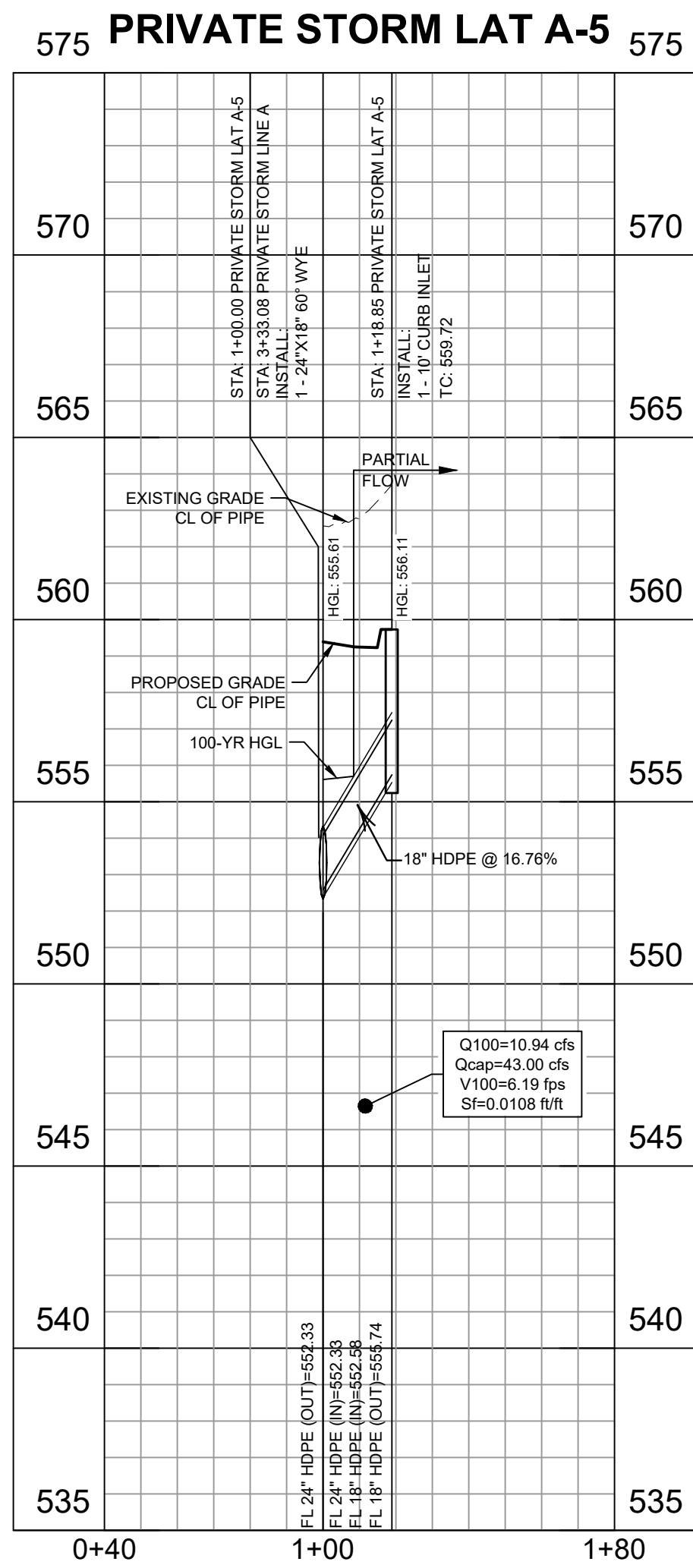
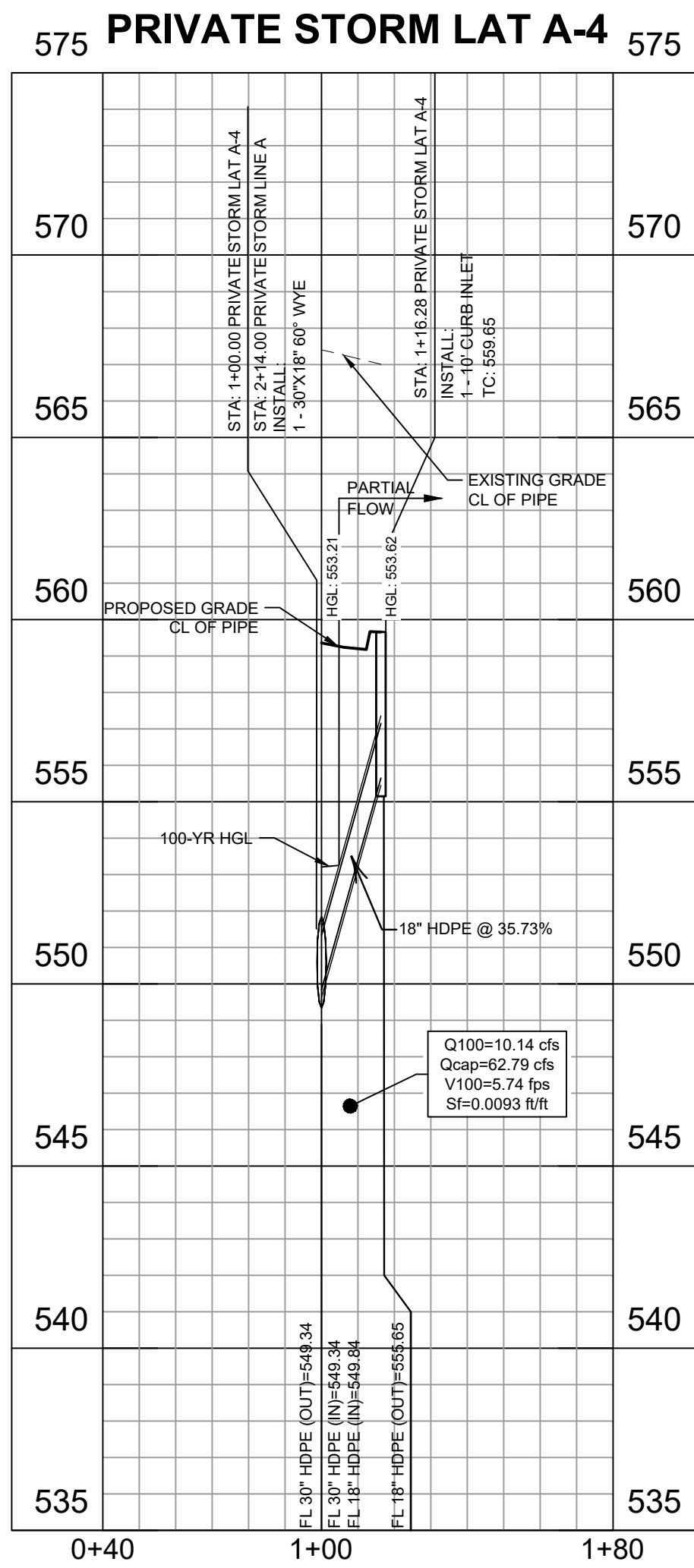
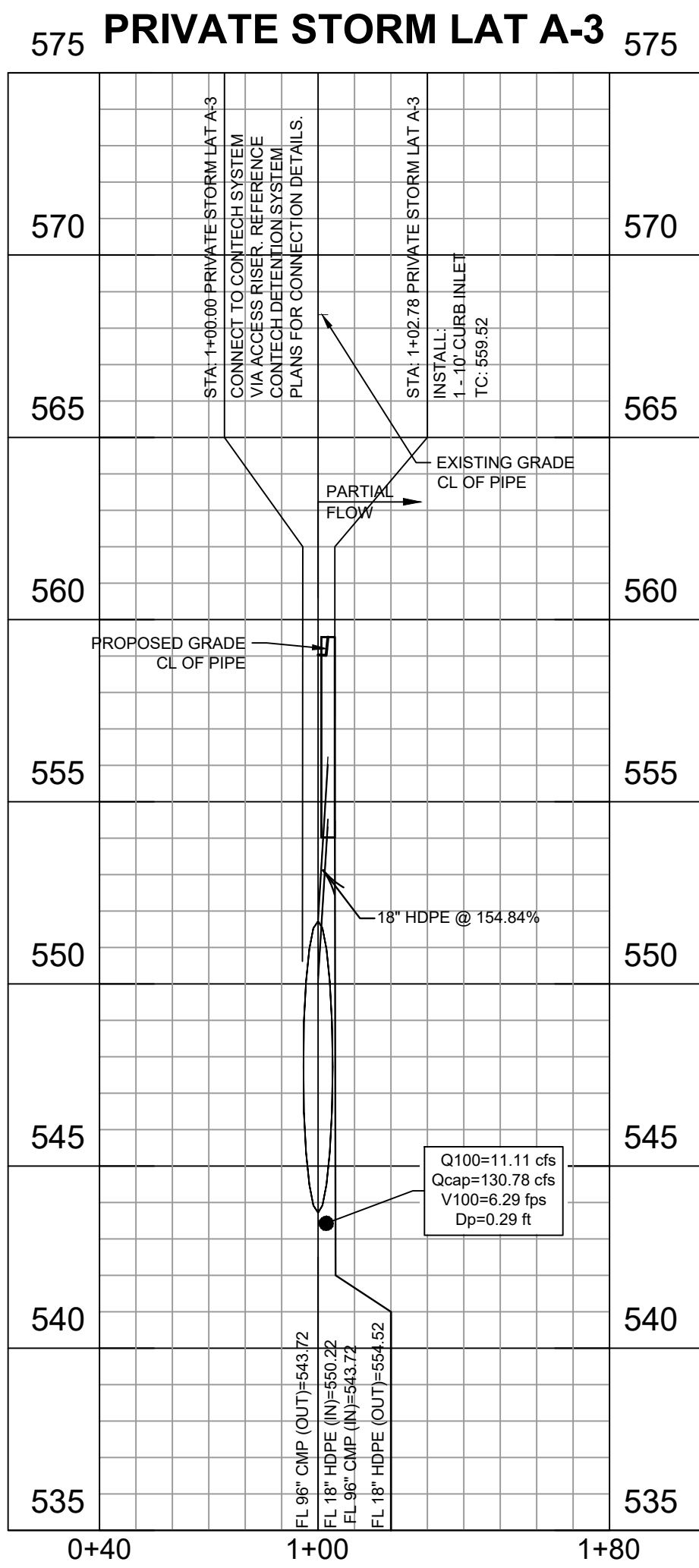
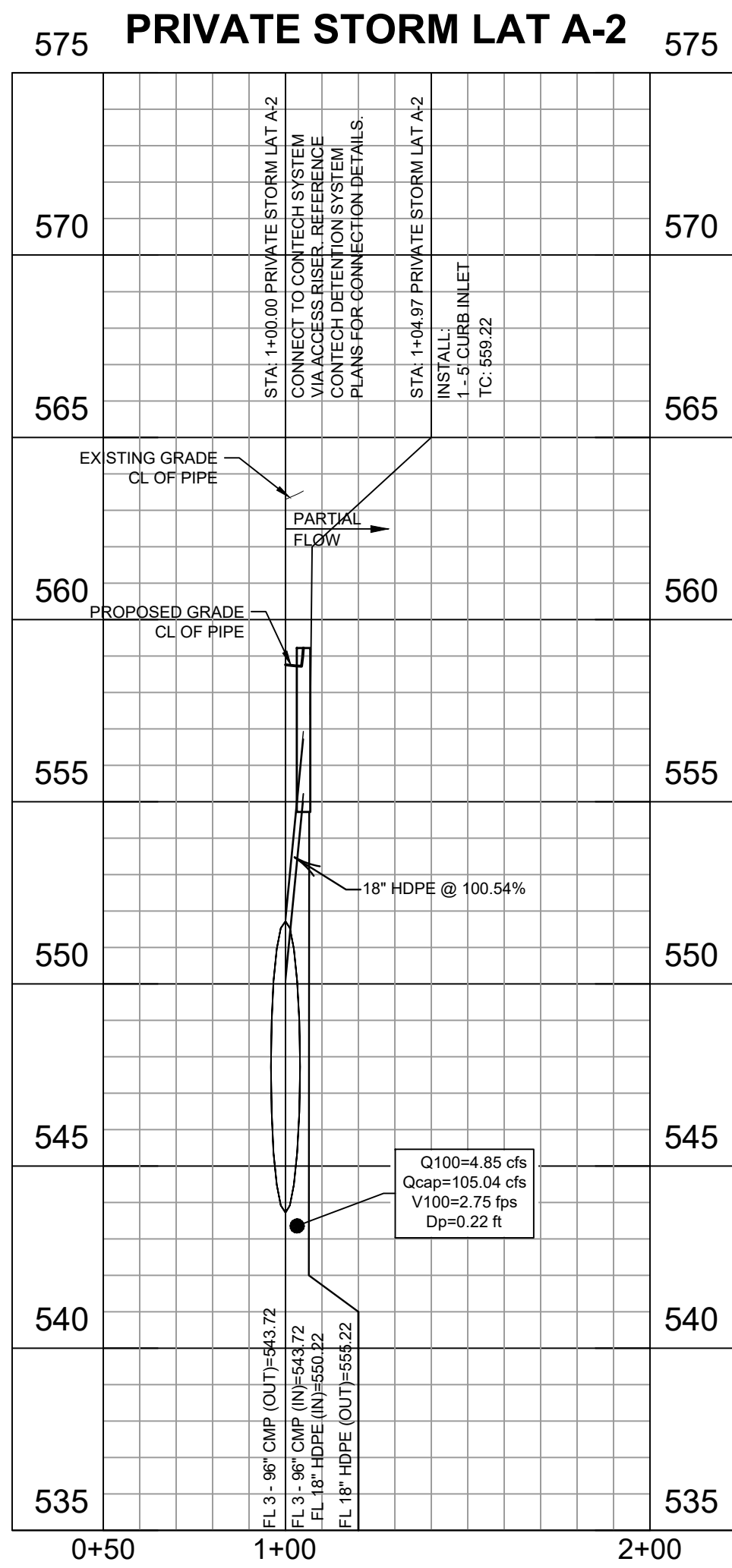
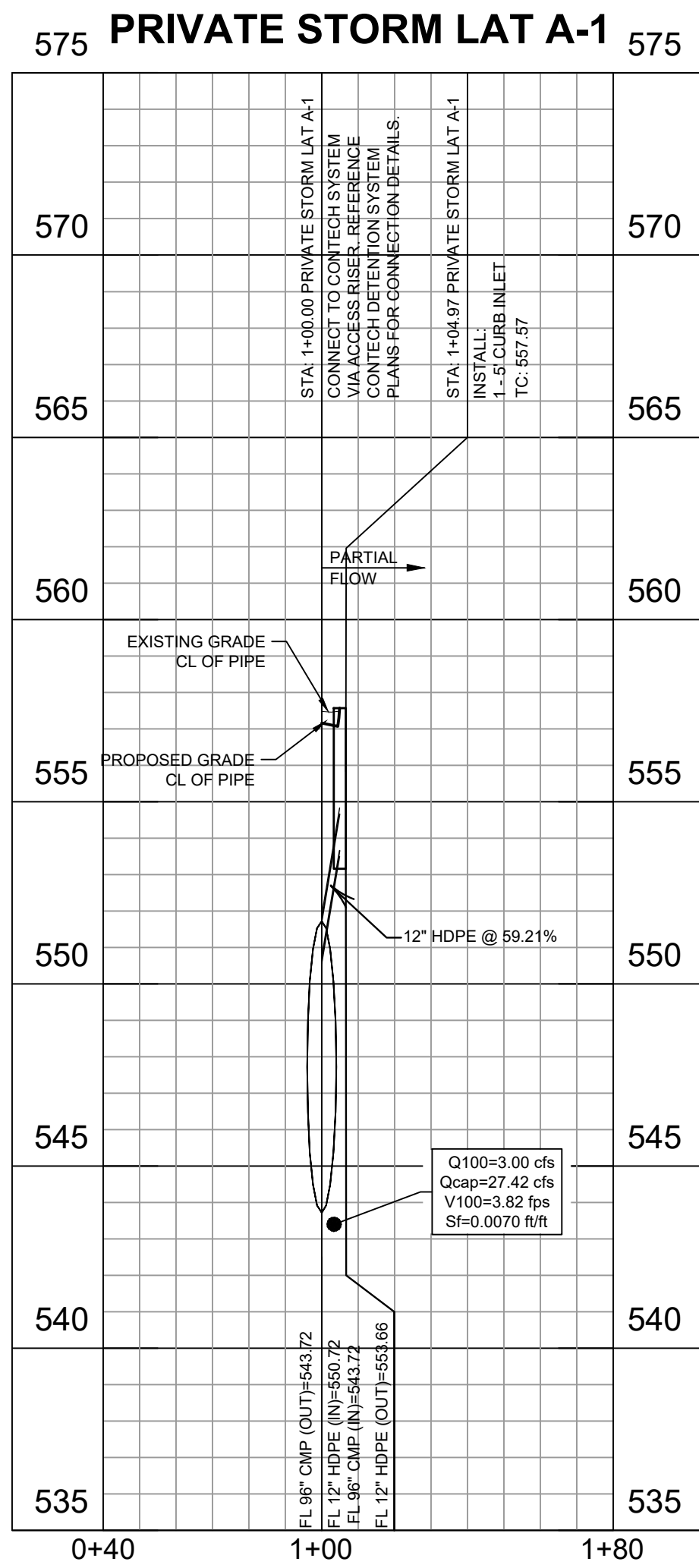
- TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
- PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
- DETAIL DESIGN BY DELTA ENGINEERS, ARCHITECTS AND LAND SURVEYORS, ENDWELL, NY.

MANHOLE CAP DETAIL  
NOT TO SCALE









1:4 V  
1:40 H

[illegible]



STORM CALCULATIONS:

From	To	Pipe Length	Drainage Area/Line		Runoff "C"	Incr. cA	Total cA	Time of Concentration		100-yr Intensity	Q pipe (100-yr)	Q cap	Pipe Size	Area	Wetted Perimeter	n	Sf	Sf (design)	Sf (Manning's)	Headloss Calculations						HGL		
			Incremental					Travel	Total											V2 (out)	V1 <sup>2</sup> /2g	V2 <sup>2</sup> /2g	Kj	Ks*V1 <sup>2</sup> /2g	Hk	US	Design	
			No.	Area																								min.
1	2	3	4	5	7	8	9	11	12	13	17	18	19	19c	19d	20	21	21a	21b	23	24	25	26	27	28	30	31	
PRIVATE STORM LINE A																												
3+33.08	4+61.40	128.32	A	1.80	0.90	1.62	1.62	0.42	10.42	9.80	15.88	35.84	24	3.14	6.28	0.013	0.0049	0.00490	0.00490	5.05	0.40	0.40	1.25	0.50	0.10	556.24	556.34	
2+14.00	3+33.08	119.08	A-5	1.24	0.90	1.12	2.74	0.23	10.66	9.80	26.81	35.84	24	3.14	6.28	0.013	0.0140	0.01397	0.01397	8.53	1.13	1.13	0.35	0.40	0.74	554.88	555.61	
1+00.00	2+14.00	114.00	A-4	1.15	0.90	1.04	3.77	0.25	10.91	9.80	36.96	64.98	30	4.91	7.85	0.013	0.0081	0.00807	0.00807	7.53	0.88	0.88	0.35	0.31	0.57	552.64	553.21	

PRIVATE STORM LAT A-1																											
1+00.00	1+05.00	5.00	A-1	0.34	0.90	0.31	0.31	0.02	10.02	9.80	3.00	27.42	12	0.79	3.14	0.013	0.0070	0.00705	0.00705	3.82	0.23	0.23	0.35	0.08	0.15	551.76	551.90

PRIVATE STORM LAT A-2																											
1+00.00	1+05.00	5.00	A-2	0.55	0.90	0.50	0.50	0.03	10.03	9.80	4.85	105.04	18	1.77	4.71	0.013	0.0021	0.00212	0.00212	2.75	0.12	0.12	0.35	0.04	0.10	551.73	551.83

PRIVATE STORM LAT A-3																											
1+00.00	1+02.78	2.78	A-3	1.26	0.90	1.13	1.13	0.01	10.01	9.80	11.11	130.78	18	1.77	4.71	0.013	0.0111	0.01113	0.01113	6.29	0.61	0.61	0.35	0.21	0.40	551.75	552.15

PRIVATE STORM LAT A-4																											
1+00.00	1+16.28	16.28	A-4	1.15	0.90	1.04	1.04	0.05	10.05	9.80	10.14	62.79	18	1.77	4.71	0.013	0.0093	0.00927	0.00927	5.74	0.51	0.51	0.50	0.26	0.26	553.36	553.62

PRIVATE STORM LAT A-5																											
1+00.00	1+18.85	18.85	A-5	1.24	0.90	1.12	1.12	0.05	10.05	9.80	10.94	43.00	18	1.77	4.71	0.013	0.0108	0.01078	0.01078	6.19	0.59	0.59	0.50	0.30	0.30	555.81	556.11

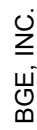
STORM LINE B																												
6+75.25	7+05.84	30.59	B	0.07	0.90	0.06	0.06	0.65	10.65	9.80	0.62	7.13	12	0.79	3.14	0.013	0.0003	0.00030	0.00030	0.79	0.01	0.01	1.25	0.01	0.10	554.11	554.21	
5+61.21	6+75.25	114.04	O/W SEP	0.00	0.90	0.00	0.06	2.42	13.07	9.80	0.62	7.13	12	0.79	3.14	0.013	0.0003	0.00030	0.00030	0.79	0.01	0.01	0.35	0.00	0.10	554.00	554.10	
5+45.96	5+61.21	15.25	BEND	0.00	0.90	0.00	0.06	0.32	13.39	9.80	0.62	7.13	12	0.79	3.14	0.013	0.0003	0.00030	0.00030	0.79	0.01	0.01	0.35	0.00	0.10	553.87	553.97	
5+23.75	5+45.96	22.21	BEND	0.00	0.90	0.00	0.06	0.47	13.86	9.80	0.62	2.52	12	0.79	3.14	0.013	0.0003	0.00030	0.00030	0.79	0.01	0.01	0.35	0.00	0.10	553.76	553.86	
4+84.81	5+23.75	38.94	RD-9	0.33	0.90	0.30	0.36	0.83	14.69	9.80	3.53	2.52	12	0.79	3.14	0.013	0.0098	0.00975	0.00975	4.49	0.01	0.31	0.35	0.00	0.31	553.45	553.76	
4+62.14	4+84.81	22.67	B-2, RD-8	0.78	0.90	0.70	1.06	0.08	14.77	9.80	10.41	47.16	36	7.07	9.42	0.013	0.0002	0.00024	0.00024	1.47	0.31	0.03	0.35	0.11	0.10	552.97	553.07	
4+45.92	4+62.14	16.22	O/W SEP	0.00	0.90	0.00	1.06	0.18	14.95	9.80	10.41	47.16	36	7.07	9.42	0.013	0.0002	0.00024	0.00024	1.47	0.03	0.03	0.35	0.01	0.10	552.86	552.96	
4+03.90	4+45.92	42.02	RD-7	0.27	0.90	0.24	1.31	0.48	15.43	9.80	12.79	47.16	36	7.07	9.42	0.013	0.0004	0.00037	0.00037	1.81	0.03	0.05	0.35	0.01	0.10	552.76	552.86	
3+84.70	4+03.90	19.20	RD-6	0.00	0.90	0.00	1.31	0.18	15.61	9.80	12.79	47.16	36	7.07	9.42	0.013	0.0004	0.00037	0.00037	1.81	0.05	0.05	0.35	0.02	0.10	552.64	552.74	
3+53.70	3+84.70	31.00	RD-6	0.39	0.90	0.35	1.66	0.29	15.89	9.80	16.23	47.16	36	7.07	9.42	0.013	0.0006	0.00059	0.00059	2.30	0.05	0.08	0.35	0.02	0.10	552.54	552.64	
2+99.97	3+53.70	53.73	RD-5	0.31	0.90	0.28	1.94	0.39	16.28	9.80	18.96	47.16	36	7.07	9.42	0.013	0.0008	0.00080	0.00080	2.68	0.08	0.11	0.35	0.03	0.10	552.42	552.52	
2+66.06	2+99.97	33.91	RD-4	0.35	0.90	0.32	2.25	0.21	16.49	9.80	22.05	47.16	36	7.07	9.42	0.013	0.0011	0.00109	0.00109	3.12	0.11	0.15	0.35	0.04	0.11	552.26	552.37	
2+07.41	2+66.06	58.65	B-1, RD-3	0.63	0.90	0.57	2.82	0.31	16.81	9.80	27.61	71.14	42	9.62	11.00	0.013	0.0007	0.00075	0.00075	2.87	0.15	0.13	0.35	0.05	0.10	552.13	552.23	
1+68.72	2+07.41	38.69	RD-2	0.34	0.90	0.31	3.12	0.22	17.03	9.80	30.61	71.14	42	9.62	11.00	0.013	0.0009	0.00092	0.00092	3.18	0.13	0.16	0.35	0.04	0.11	551.97	552.08	
1+00.00	1+68.72	68.72	RD-1	0.36	0.90	0.32	3.45	0.36	17.39	9.80	33.78	71.14	42	9.62	11.00	0.013	0.0011	0.00112	0.00112	3.51	0.16	0.19	0.35	0.05	0.14	551.80	551.93	

STORMLAT B-1																											
1+00.00	1+30.33	30.33	B-1	0.29	0.90	0.26	0.26	0.16	10.16	9.80	2.56	17.48	12	0.79	3.14	0.013	0.0051	0.00513	0.00513	3.26	0.16	0.16	1.25	0.21	0.10	552.38	552.48

STORM LAT B-2																											
1+00.00	1+54.05	54.05	B-2	0.53	0.90	0.48	0.48	0.34	10.34	9.80	4.67	21.01	18	1.77	4.71	0.013	0.0020	0.00197	0.00197	2.65	0.11	0.11	1.25	0.14	0.10	553.17	553.27

STORM LINE C																											
3+24.06	4+20.82	96.76	C	0.94	0.90	0.85	0.85	0.61	10.61	9.80	8.29	37.45	24	3.14	6.28	0.013	0.0013	0.00134	0.00134	2.64	0.11	0.11	1.25	0.14	0.10	557.62	557.72
2+52.69	3+24.06	71.37	BEND	0.00	0.90	0.00	0.85	0.45	11.06	9.80	8.29	19.59	24	3.14	6.28	0.013	0.0013	0.00134	0.00134	2.64	0.11	0.11	0.35	0.04	0.10	557.39	557.49
2+23.21	2+52.69	29.48	C-1	0.26	0.90	0.23	1.08	0.19	11.25	9.80	10.58	19.59	24	3.14	6.28	0.013	0.0022	0.00218	0.00218	3.37	0.11	0.18	0.35	0.04	0.14	557.16	557.29
1+52.77	2+23.21	70.44	BEND	0.00	0.90	0.00	1.08	0.35	11.60	9.80	10.58	19.59	24	3.14	6.28	0.013	0.0022	0.00218	0.00218	3.37	0.18	0.18	0.35	0.06	0.10	556.99	557.09
1+29.13	1+52.77	23.64	BEND	0.00	0.90	0.00	1.08	0.12	11.71	9.80	10.58	19.59	24	3.14	6.28	0.013	0.0022	0.00218	0.00218	3.37	0.18	0.18	0.35	0.06	0.10	556.74	556.84
1+00.00	1+29.13	29.13	D	0.20	0.90	0.18	1.26	0.14	11.86	9.80	12.35	22.62	24	3.14	6.28	0.013	0.0030	0.00296	0.00296	3.93	0.18	0.24	1.25	0.22	0.10	556.59	556.69



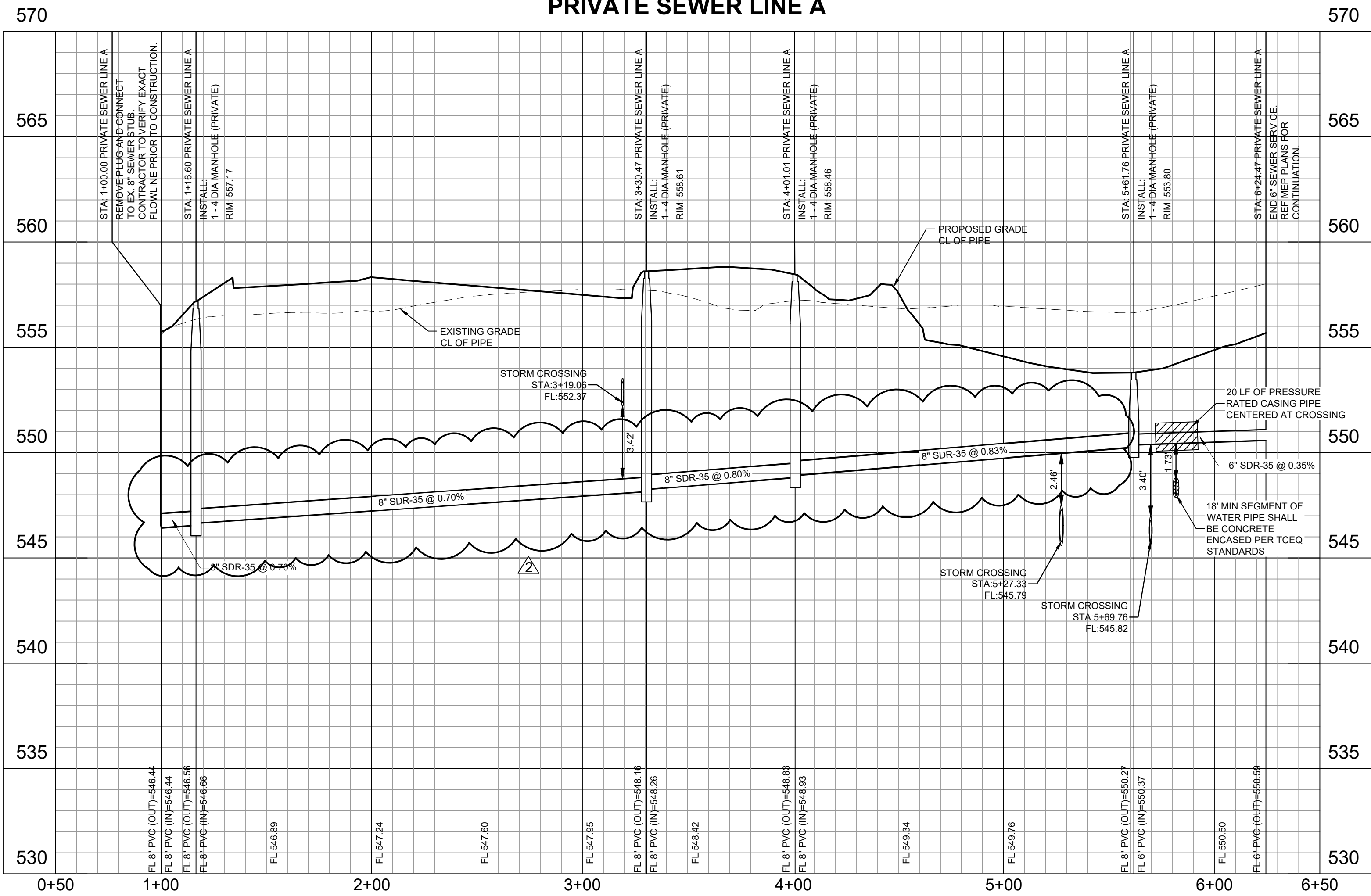








A B C D E F



CONTRACTOR TO ADJUST ALL MH  
RIM ELEVATIONS TO PROPOSED  
GRADE

NOTE:  
SEWER PIPE DEEPER THAN 15' MUST BE  
SDR-26. OTHERWISE PIPE SHALL BE SDR-35

1:4 V  
1:40 H

RECORD DRAWING

THE RECORD DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

BY: *Nick Hobbs* BGE, INC. BGE, INC. - TBPE REG No. F-1046  
NICK HOBBS - TEXAS P.E. #112949 DATE: 10/7/2025

SCALE: AS NOTED  
CONVIL  
PRON NO.: 8559-01  
DATE: 10/7/2025  
SHEET NO.

SANITARY SEWER  
PROFILES

H.E.B. ROCKWALL - STORE #810  
1600 E INTERSTATE 30  
ROCKWALL, TEXAS 75032

C-10.1

**BGE**  
BGE, Inc.  
2595 Dallas Pkwy., Suite 101  
Frisco, TX 75034  
Tel: 972-664-4800 • www.bgeinc.com  
TBPE Registration No. F-1046

STATE OF TEXAS  
NICHOLAS D. HOBBS  
112949  
Professional Engineer  
10/07/2025  
BGE, Inc.  
F-1046

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
1	RET WALL, ADDITIONAL SPOT SHOTS, SEWER STORM UPDATES	8/28/2024			

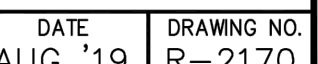
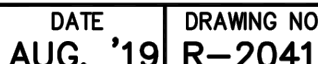













DATE: 10/7/2025

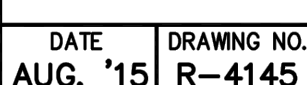
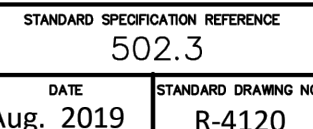
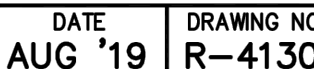
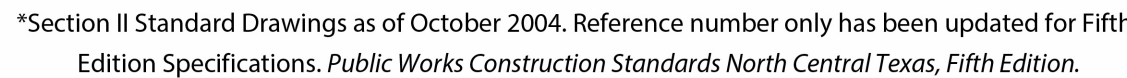
C-12.0











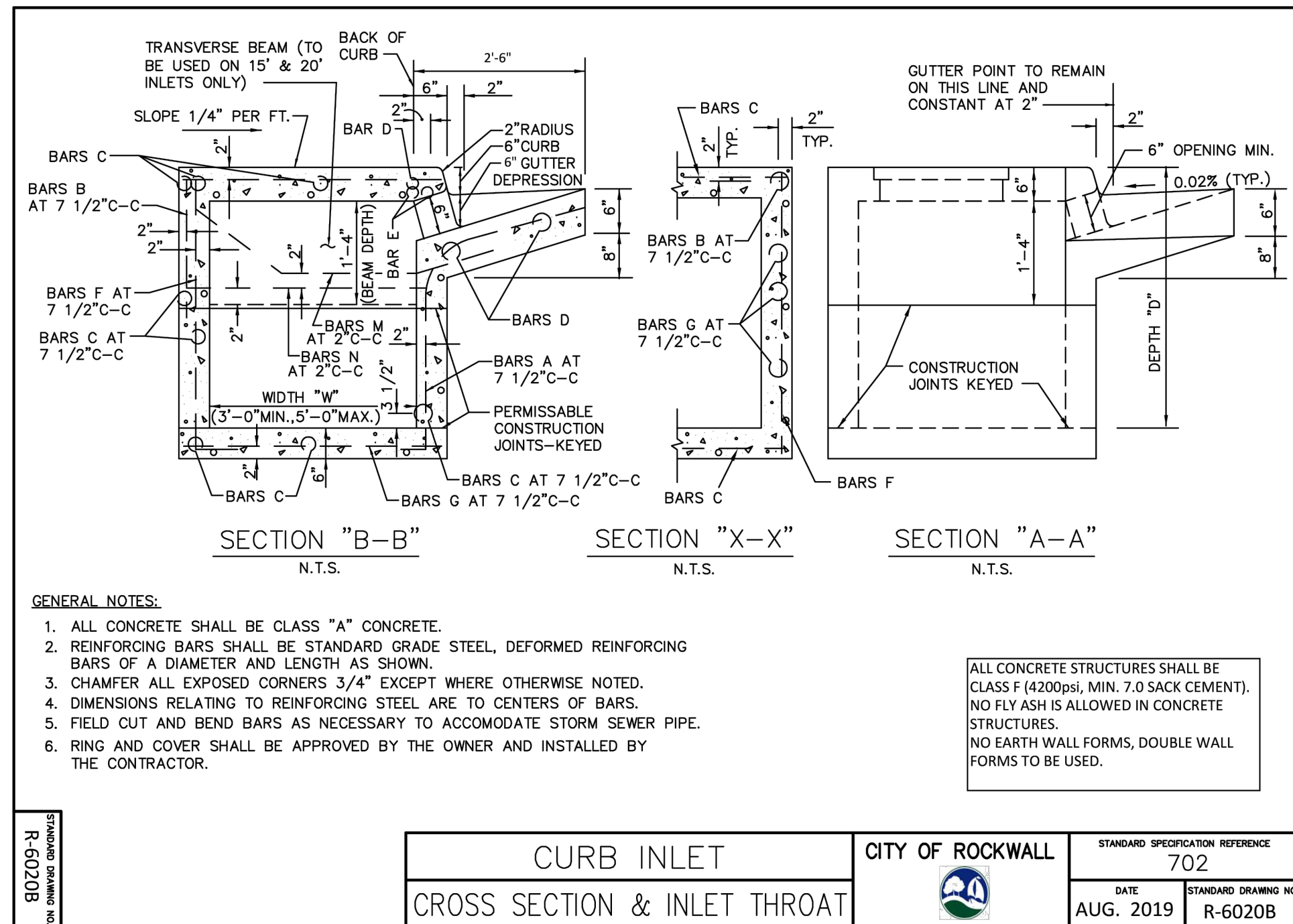
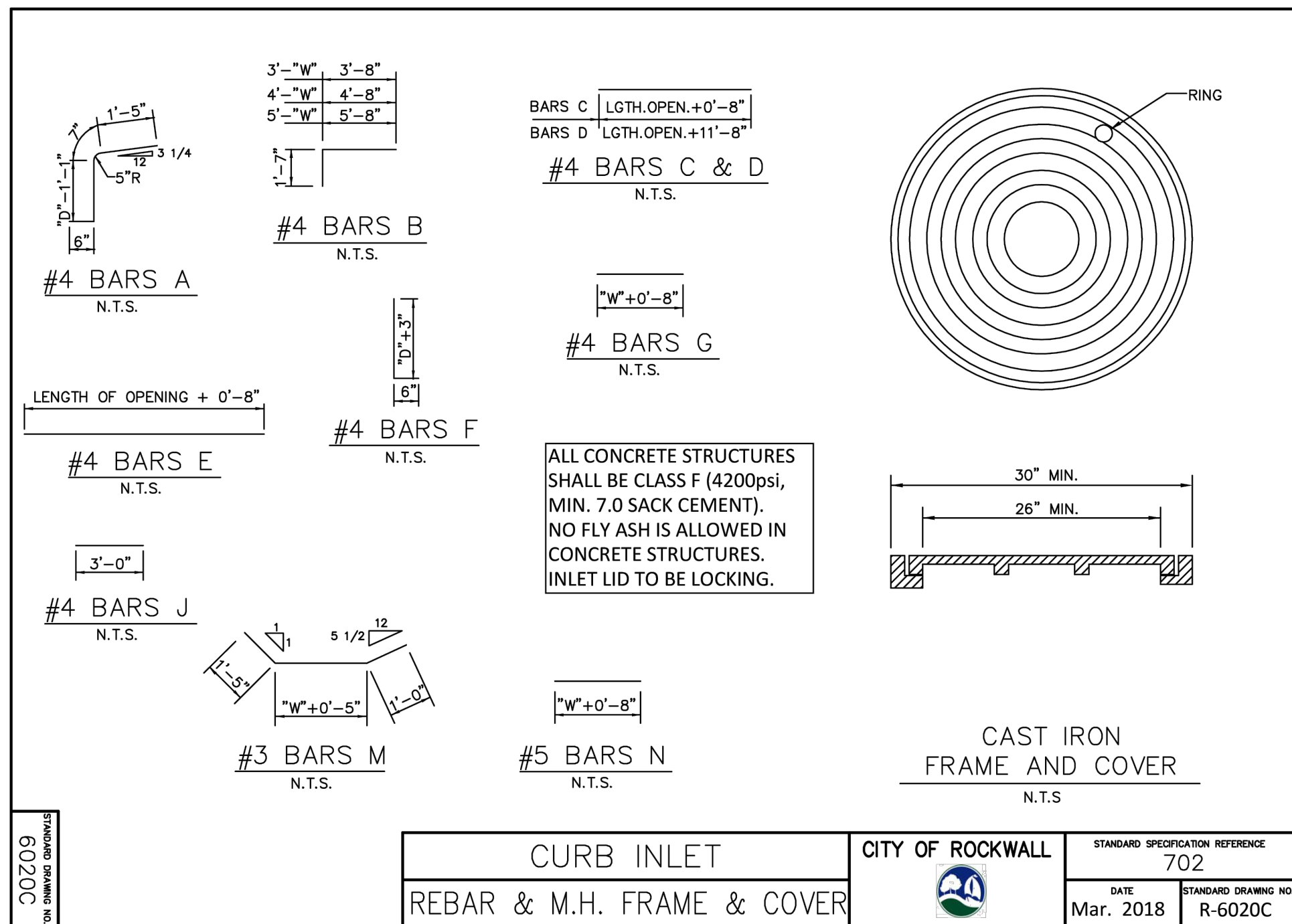
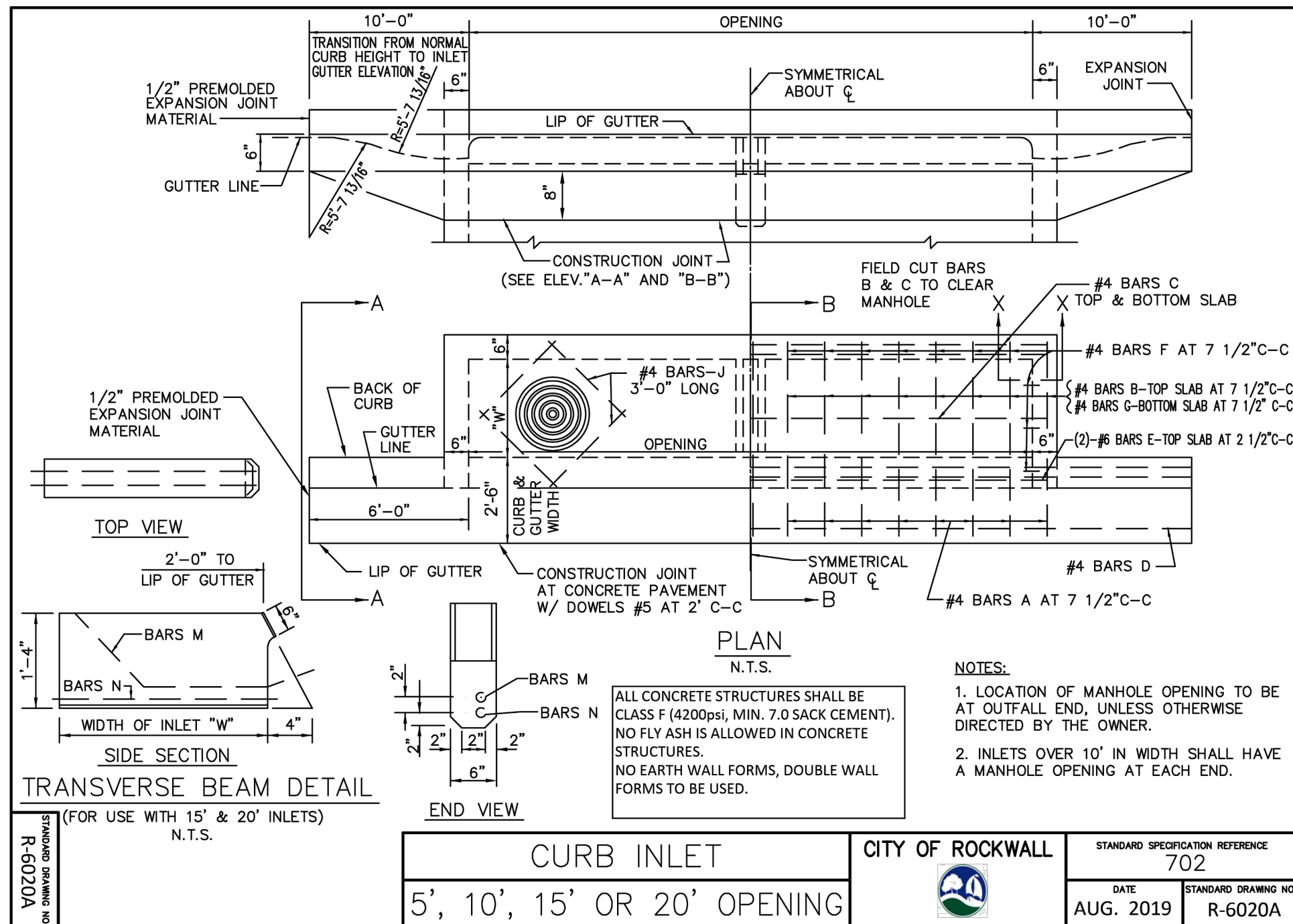
BY: Nick Hobbs BGE, INC. BGE, INC. - TBPE REG No. F-1046  
NICK HOBBS - TEXAS P.E. #112949 DATE: 10/7/2025

## C-12.2










DEPTH "D"	SUMMARY OF QUANTITIES												FOR CURB INLETS											
	5'-0" OPENING						10'-0" OPENING						15'-0" OPENING						20'-0" OPENING					
	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"	WIDTH 3'-0"	WIDTH 4'-0"	WIDTH 5'-0"
	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.	CONC C.Y.	STEEL LBS.
3'-6"	2.62	306	2.95	332	3.28	373	4.12	474	4.64	521	5.20	564	5.69	667	6.40	721	7.10	775	7.20	846	8.11	909	9.03	976
3'-9"	2.97	340	3.29	344	3.61	393	4.73	548	4.78	536	5.34	579	5.87	698	6.87	750	7.30	796	7.42	874	8.34	937	9.27	1010
4'-0"	3.78	398	4.11	434	4.49	399	4.38	462	4.32	565	5.49	608	5.77	749	6.73	808	7.49	835	7.64	909	8.58	978	9.51	1046
4'-3"	2.87	334	3.23	370	3.59	406	4.51	528	5.06	573	5.64	619	6.22	729	6.87	789	7.69	847	7.87	922	8.81	990	9.75	1051
4'-6"	2.95	356	3.32	394	3.69	431	4.64	558	5.20	607	5.79	656	6.40	770	7.14	830	7.88	891	8.09	973	9.04	1043	9.95	1165
4'-9"	3.03	361	3.41	411	4.79	438	4.77	566	5.34	616	5.94	665	6.57	780	7.32	841	8.07	893	8.31	986	9.27	1056	10.23	1129
5'-0"	3.12	367	3.51	416	3.90	440	5.74	624	6.09	674	6.75	791	7.51	853	8.27	915	8.53	999	9.50	1072	10.47	1144	11.04	1244
5'-3"	3.20	383	3.60	424	4.00	465	5.03	600	5.61	652	6.23	704	6.93	827	7.69	890	8.46	955	8.76	1044	9.73	1118	10.71	1194
5'-6"	3.28	389	3.69	430	4.10	472	5.16	608	5.75	661	6.38	713	7.13	837	7.88	901	8.66	967	8.98	1057	9.97	1131	10.95	1208
5'-9"	3.37	405	3.78	451	4.20	495	5.23	635	5.89	690	6.53	744	7.28	874	7.84	904	8.85	1007	9.20	1102	10.20	1178	11.19	1258
6'-0"	3.45	415	3.88	460	4.30	504	5.42	646	6.02	652	6.68	757	7.45	889	8.25	954	9.05	1022	9.42	1119	10.43	1196	11.43	1276
6'-3"	3.53	425	3.97	470	4.41	515	5.55	657	6.17	716	6.83	771	7.68	908	8.44	975	9.24	1044	9.64	1147	10.66	1223	11.67	1305
6'-6"	3.62	437	4.06	486	4.51	532	5.68	681	6.31	739	6.97	797	7.81	935	8.62	1005	9.43	1057	9.97	1178	10.98	1258	11.92	1340
6'-9"	3.70	441	4.15	490	4.61	537	5.81	688	6.45	747	7.12	806	7.98	945	8.81	1015	9.63	1066	10.09	1191	11.12	1272	11.55	1355
7'-0"	3.78	460	4.25	510	4.71	560	5.94	716	6.59	777	7.27	837	8.16	981	9.05	1052	9.82	1126	10.31	1237	11.35	1319	12.22	1404
7'-3"	3.86	465	4.34	516	4.81	567	6.07	724	6.72	785	7.42	846	8.33	999	9.18	1065	10.02	1138	10.53	1249	11.59	1333	12.64	1418
7'-6"	3.95	477	4.43	529	4.91	570	6.20	742	6.86	804	7.57	865	8.51	1016	9.36	1089	10.21	1163	10.75	1290	11.82	1365	12.88	1451
7'-9"	4.03	491	4.53	544	5.02	597	6.33	762	7.00	826	7.71	890	8.67	1040	9.55	1116	10.41	1193	10.98	1312	12.05	1399	13.12	1498
8'-0"	4.12	496	4.62	550	5.12	604	6.46	770	7.14	834	7.86	899	8.86	1051	9.73	1129	10.60	1205	11.20	1325	1228	1412	13.36	1510
8'-3"	4.20	504	4.71	559	5.22	613	6.59	784	7.28	840	8.01	875	9.04	1069	9.92	1148	10.80	1227	11.62	1363	11.81	1440	13.62	1529
8'-6"	4.28	519	4.80	576	5.32	632	6.71	804	7.42	871	8.16	838	9.21	1107	10.17	1176	10.99	1257	11.64	1385	12.74	1474	13.84	1565
8'-9"	4.37	528	4.90	586	5.42	643	6.84	819	7.56	886	8.31	954	9.39	1119	10.29	1199	11.28	1280	11.87	1410	12.97	1500	14.08	1592
9'-0"	4.45	545	4.99	605	5.53	664	6.97	842	7.70	912	8.46	982	9.56	1148	10.47	1231	11.38	1313	12.09	1447	13.21	1539	14.32	1631
9'-3"	4.53	554	5.08	614	5.63	674	7.10	858	7.84	929	8.60	979	9.74	1169	10.68	1252	11.57	1335	12.31	1474	13.44	1563	14.56	1660
9'-6"	4.62	568	5.17	630	5.73	692	7.23	878	7.97	950	8.75	1022	9.92	1185	10.84	1260	11.77	1365	12.53	1505	13.67	1600	14.80	1696
10'-0"	4.78	582	5.36	645	5.93	708	7.49	900	8.11	974	9.05	1048	10.72	1227	11.21	1312	12.16	1399	12.98	1546	14.13	1642	15.29	1739

NOTE:  
FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3  
INCHES. MINIMUM 7' MIN. 7' SACK CEMENT SHALL BE USED.  
DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE  
TABLE MAY BE FOUND BY INTERPOLATION.

ALL CONCRETE STRUCTURES SHALL BE CLASS F  
(4200PSI).  
NO FLY ASH IS ALLOWED IN CONCRETE STRUCTURES.

CITY OF ROCKWALL



SUMMARY OF QUANTITIES

CURB INLET

STANDARD SPECIFICATION REFERENCE

702

DATE

Mar. 2018

STANDARD DRAWING NO.


R-6020E

R-6020E

NO. 100

**RECORD DRAWING**

THE RECORD DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE CONSTRUCTION CONTRACTOR AND/OR OWNER. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

BY:  BGE, INC. BGE, INC. - TBPF REG No. F-1046  
NICK HOBBS - TEXAS P.E. #112949 DATE: 10/7/2025



