

CONSTRUCTION PLANS

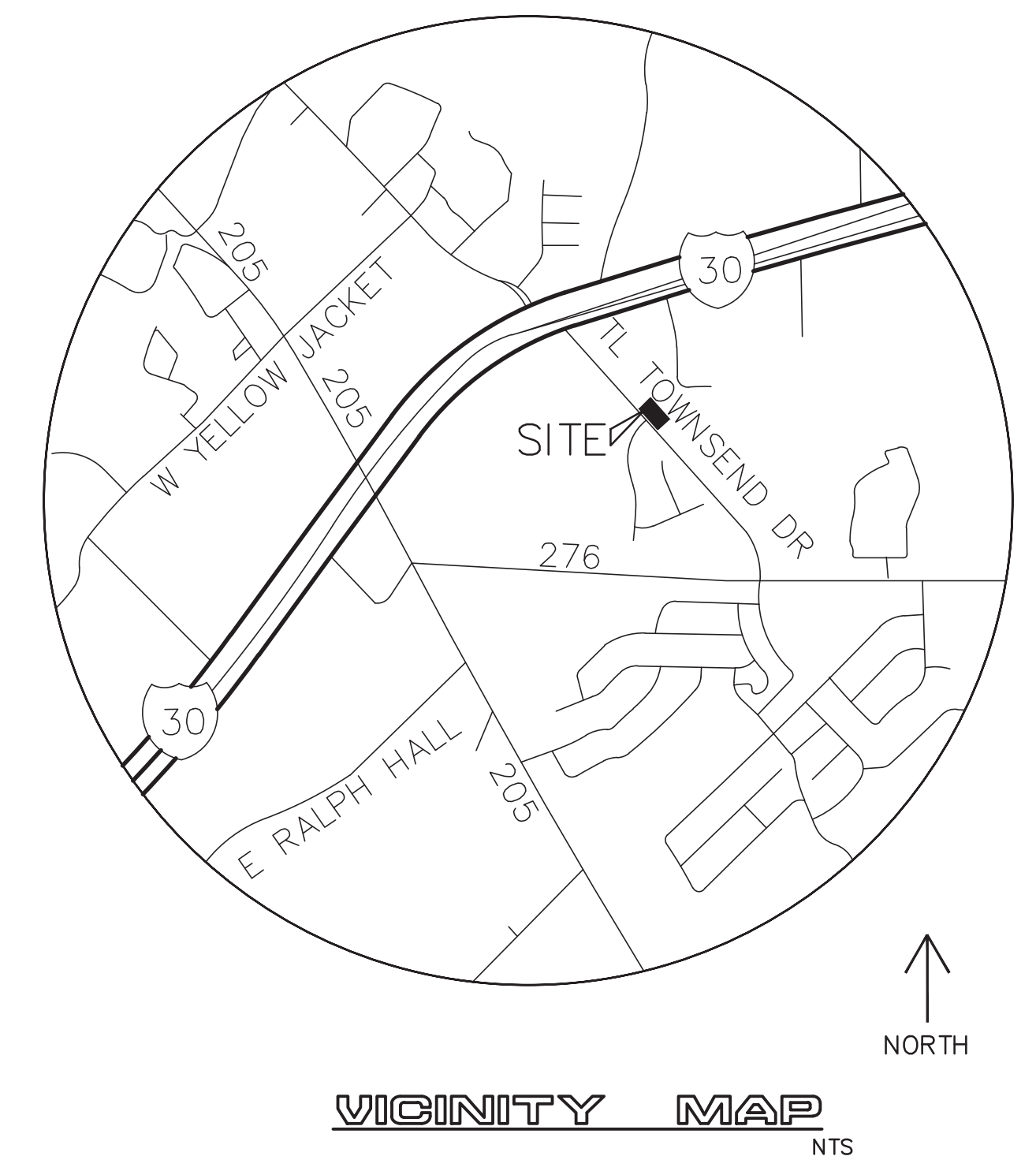
FOR

PLATINUM OFFICE PARK II ON T.L. TOWNSEND

AN ADDITION TO THE
CITY OF ROCKWALL, TEXAS

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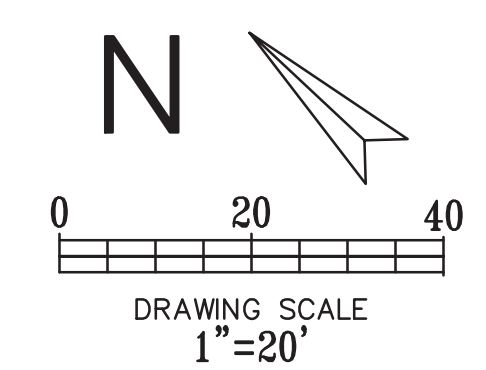
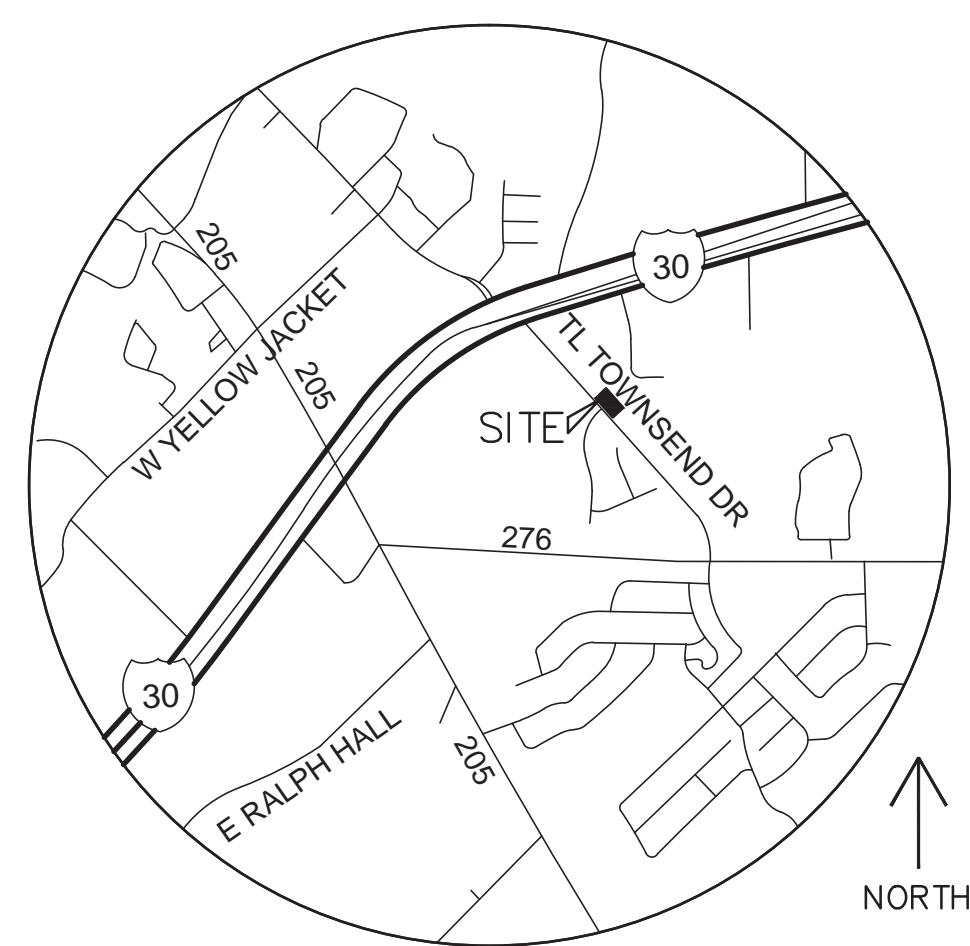
SURVEYOR:
GEONAV SURVEYING
3410 MIDCOURT RD., SUITE 110
CARROLLTON, TX 75006
PH: (972) 243-2409
CONTACT: CHRIS HOWARD

OWNER/DEVELOPER:
SARO PARTNERS LLC
1450 TL TOWNSEND DR
ROCKWALL, TX 75087,
PH: (972) 722-2590
CONTACT: HELLEN BYRD

ENGINEER:
CUMULUS DESIGN, INC.
FIRM NUMBER: 14810
2080 NORTH HIGHWAY 360, SUITE 240
GRAND PRAIRIE, TEXAS 75050
PH: (214) 235-0367
CONTACT: PAUL CRAGUN

AS-BUILT

NOTE: THESE AS BUILT PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY THE CONTRACTOR AND A POST CONSTRUCTION SURVEY.



CUMULUS DESIGN
 Firm #14810
 2080 N. Highway 360, Suite 240
 Grand Prairie, Texas 75050
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SITE PLAN
 PLATINUM OFFICE PARK II ON T.L. TOWNSEND
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

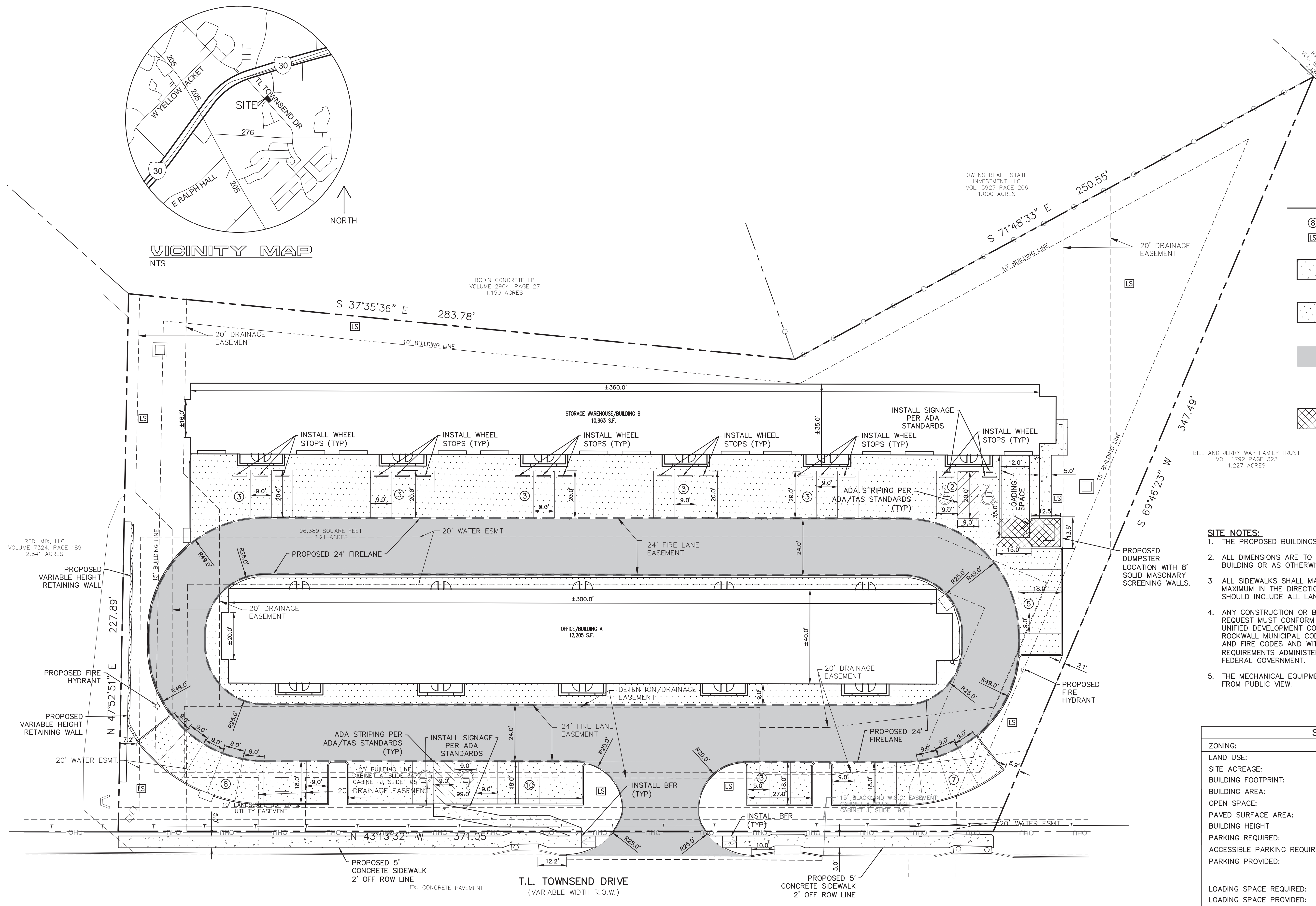
LEGEND

- EXISTING CURB
- PROPOSED CURB
- Ⓟ PARKING SPACES IN A ROW
- LS PROPOSED LANDSCAPING
- 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
- 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- 7" 4,500 MINIMUM PSI REINFORCED CONCRETE ON STABILIZED AND COMPACTED SUBGRADE PER GEOTECHNICAL REPORT. (MINIMUM 7.0 SACK MIX) (PROPOSED FIRE LANE)
- 8" 4,500 PSI REINFORCED (NO. 5 @ 18" ON CENTER, EACH WAY) CONCRETE PAVEMENT ON COMPACTED SUBGRADE (PER GEOTECHNICAL REPORT) (MINIMUM 7.0 SACK MIX).

SITE NOTES:

1. THE PROPOSED BUILDINGS WILL BE FIRE SPRINKLERED.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
3. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
4. ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS SITE PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE 2015 INTERNATIONAL BUILDING CODE, THE ROCKWALL MUNICIPAL CODE OF ORDINANCES, CITY ADOPTED ENGINEERING AND FIRE CODES AND WITH ALL OTHER APPLICABLE REGULATORY REQUIREMENTS ADMINISTERED AND/OR ENFORCED BY THE STATE AND FEDERAL GOVERNMENT.
5. THE MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.

SITE DATA TABLE	
ZONING:	LI (LIGHT INDUSTRIAL)
LAND USE:	OFFICE/WAREHOUSE BUILDINGS
SITE ACREAGE:	2.21 ACRES (96,389 SQ FT)
BUILDING FOOTPRINT:	23,168 SQUARE FEET
BUILDING AREA:	23,168 SQUARE FEET
OPEN SPACE:	32,244/96,389 : 33.5%
PAVED SURFACE AREA:	64,145/96,389 : 66.5%
BUILDING HEIGHT:	1 STORY (20'-0" HEIGHT)
PARKING REQUIRED:	24 PARKING SPACES
ACCESSIBLE PARKING REQUIRED:	3 PARKING SPACES
PARKING PROVIDED:	50 PARKING SPACES (4 ACCESSIBLE PARKING SPACES INCLUDED)
LOADING SPACE REQUIRED:	1 LOADING SPACE
LOADING SPACE PROVIDED:	1 LOADING SPACES



AS-BUILT

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REVISIONS		
REV NO.	DATE	DESCRIPTION

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

III CAUTION III
 UNDERGROUND UTILITIES

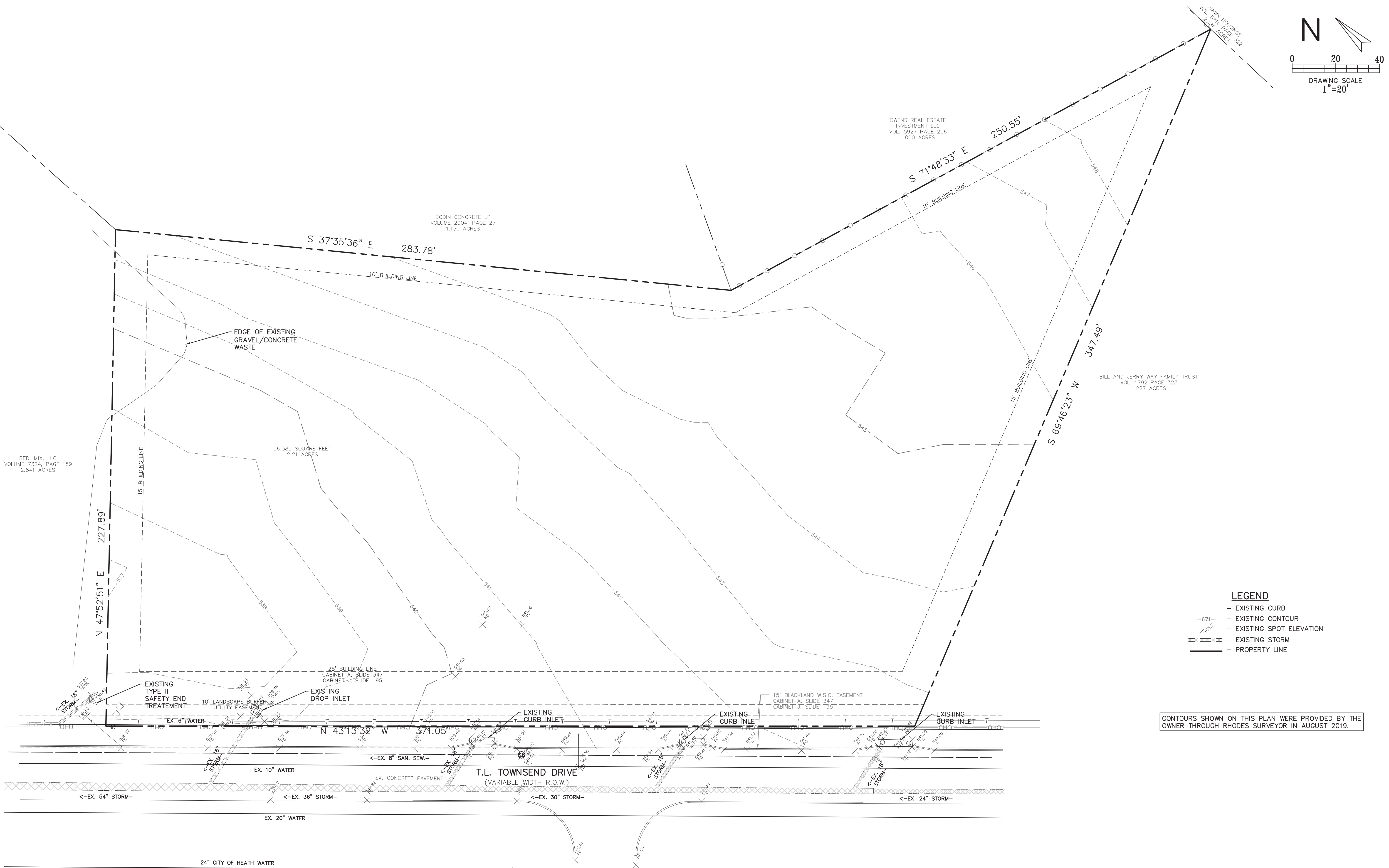
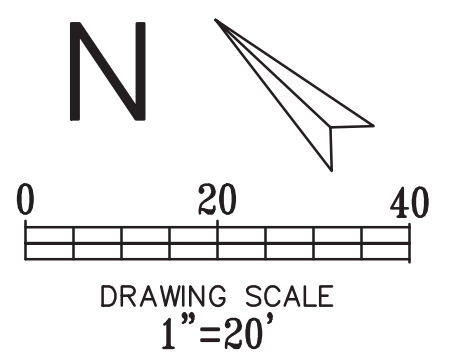
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

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THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 9/25/23

EXISTING CONDITIONS PLAN
 PLATINUM OFFICE PARK II ON T.L. TOWNSEND
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS



- LEGEND**
- - - - - EXISTING CURB
 - 671- - - EXISTING CONTOUR
 - x671.7 - - - EXISTING SPOT ELEVATION
 - x---x--- EXISTING STORM
 - — — — — PROPERTY LINE

CONTOURS SHOWN ON THIS PLAN WERE PROVIDED BY THE OWNER THROUGH RHODES SURVEYOR IN AUGUST 2019.

!!! CAUTION !!!
UNDERGROUND UTILITIES

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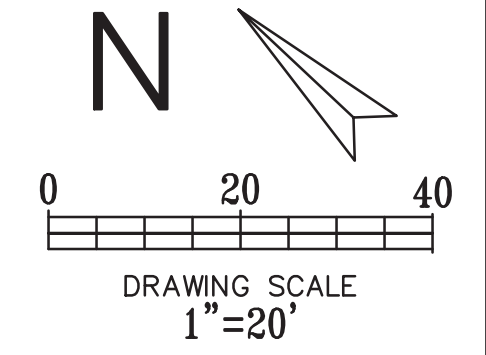
AS-BUILT

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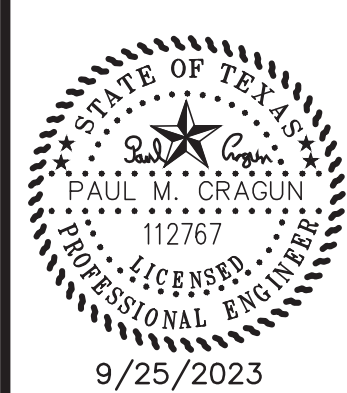
BENCHMARK
 CITY OF ROCKWALL CONTROL MONUMENT #19
 ELEVATION= 600.68
 CONTRACTOR SHALL COORDINATE WITH THE SURVEYOR FOR SITE BENCHMARKS

PLOT DATE	9/25/2023
DRAWING SCALE	1" = 20'
PROJECT NUMBER	CD19025
SHEET NUMBER	C1

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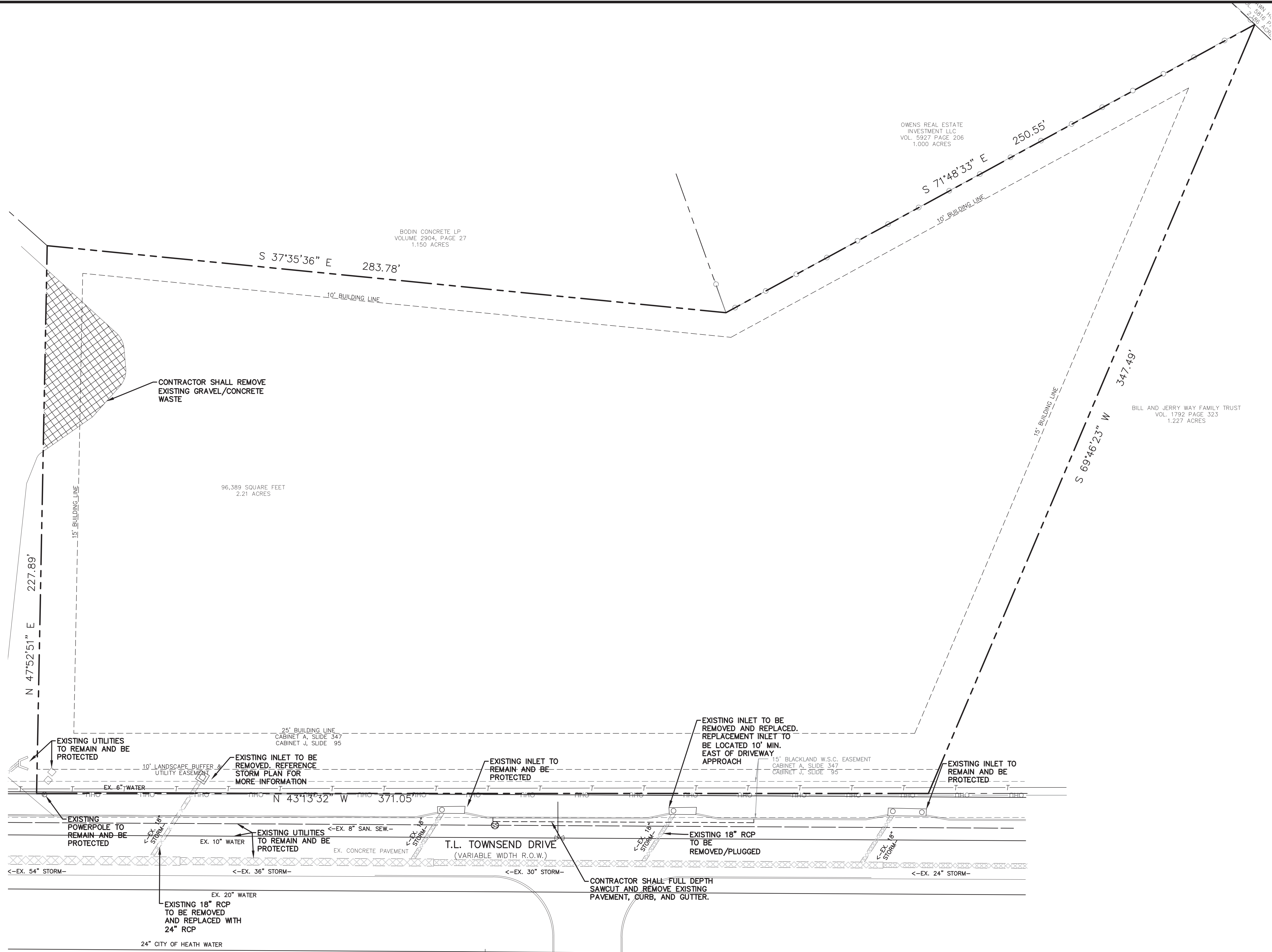
DEMOLITION PLAN
 PLATINUM OFFICE PARK II ON T.L. TOWNSEND
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

LEGEND

- EXISTING CURB
- - - PROPOSED SAWCUT
- EXISTING GRAVEL/CONCRETE WASTE TO BE REMOVED

DEMOLITION NOTES:

1. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS.
2. OWNER/DESIGN TEAM ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITIONS OF AREAS TO BE DEMOLISHED. CONTACT ARCHITECT/ENGINEER SHOULD CONFLICTS ARISE.
3. PERFORM WORK IN MANNER TO ELIMINATE HAZARDS TO PERSONS OR PROPERTY AND AVOID INTERFERENCE WITH ADJACENT AREAS, UTILITIES, AND STRUCTURES.
4. PROVIDE AND MAINTAIN TEMPORARY BARRICADES, FENCES, WARNING SIGNS, GUARDRAILS, WARNING LIGHTS AS REQUIRED PER O.S.H.A., CITY, AND ALL OTHER APPLICABLE STANDARDS.
5. PROTECT EXISTING STRUCTURES, LANDSCAPING MATERIALS, AND APPURTENANCES WHICH ARE NOT BEING DEMOLISHED AND REPAIR ANY DAMAGE TO PREVIOUS CONDITIONS OR BETTER.
6. CONTRACTOR TO BE RESPONSIBLE FOR ALL REQUIRED PERMITS.
7. CEASE DEMOLITION OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES OR UTILITIES APPEAR TO BE IN DANGER. CONDUCT SAFETY OPERATIONS AS NECESSARY. DO NOT RESUME DEMOLITION OPERATIONS UNTIL DIRECTED TO DO SO BY THE CITY AND/OR OWNER.
8. SURFACES ARE TO BE BROUGHT TO PLANNED ELEVATION AS SOON AS REASONABLE PER DESIGN PLANS. ALWAYS PROVIDE POSITIVE DRAINAGE.
9. ALL MATERIALS REMOVED SHALL BE DISPOSED OF OFFSITE IN A LEGAL MANNER.
10. CONTRACTOR SHALL PROTECT AND BRACE (IF NEEDED) ALL EXISTING AND ANY PROPOSED POWER POLES DURING DEMOLITION & CONSTRUCTION OPERATIONS. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR POWER POLE RELOCATIONS.
11. THE CONTRACTOR (INCLUDING SUB CONTRACTORS) WILL BE RESPONSIBLE FOR COORDINATING WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA.
12. REFER TO LANDSCAPE PLAN FOR TREES TO REMAIN OR TO BE REMOVED (IF ANY).
13. EXISTING INLETS SHALL BE CLEANED OF ALL DEBRIS DURING AND AFTER CONSTRUCTION.
14. CONTRACTOR SHALL INSTALL, ADJUST AND REMOVE ANY SECURITY/CONSTRUCTION FENCING PER OWNER'S REPRESENTATIVES DIRECTION.
15. ALL SAWCUT LINES ARE SHOWN FOR GENERAL REPRESENTATION ONLY AND MAY VARY DEPENDING ON EXISTING FIELD CONDITIONS OF PAVEMENT JOINTS PER THE DIRECTIONS OF THE CITY INSPECTOR.
16. CONTRACTOR SHALL COORDINATE ON STREET PAVEMENT CUTS WITH CITY FOR UTILITY INSTALLATION/DEMOLITION.
17. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL AS NEEDED FOR ANY WORK IN THE RIGHT OF WAY.



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UNDERGROUND UTILITIES

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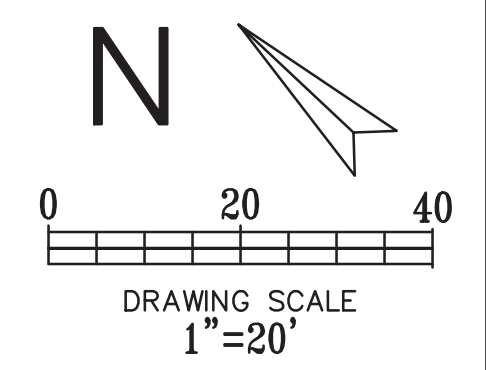
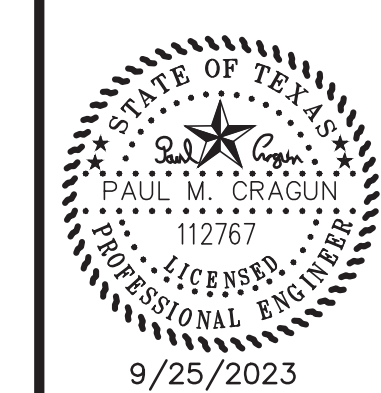
AS-BUILT

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BENCHMARK
 CITY OF ROCKWALL CONTROL MONUMENT #19
 ELEVATION= 600.68
 CONTRACTOR SHALL COORDINATE WITH THE SURVEYOR FOR SITE BENCHMARKS

PLOT DATE	9/25/2023
DRAWING SCALE	1" = 20'
PROJECT NUMBER	CD19025
SHEET NUMBER	C2

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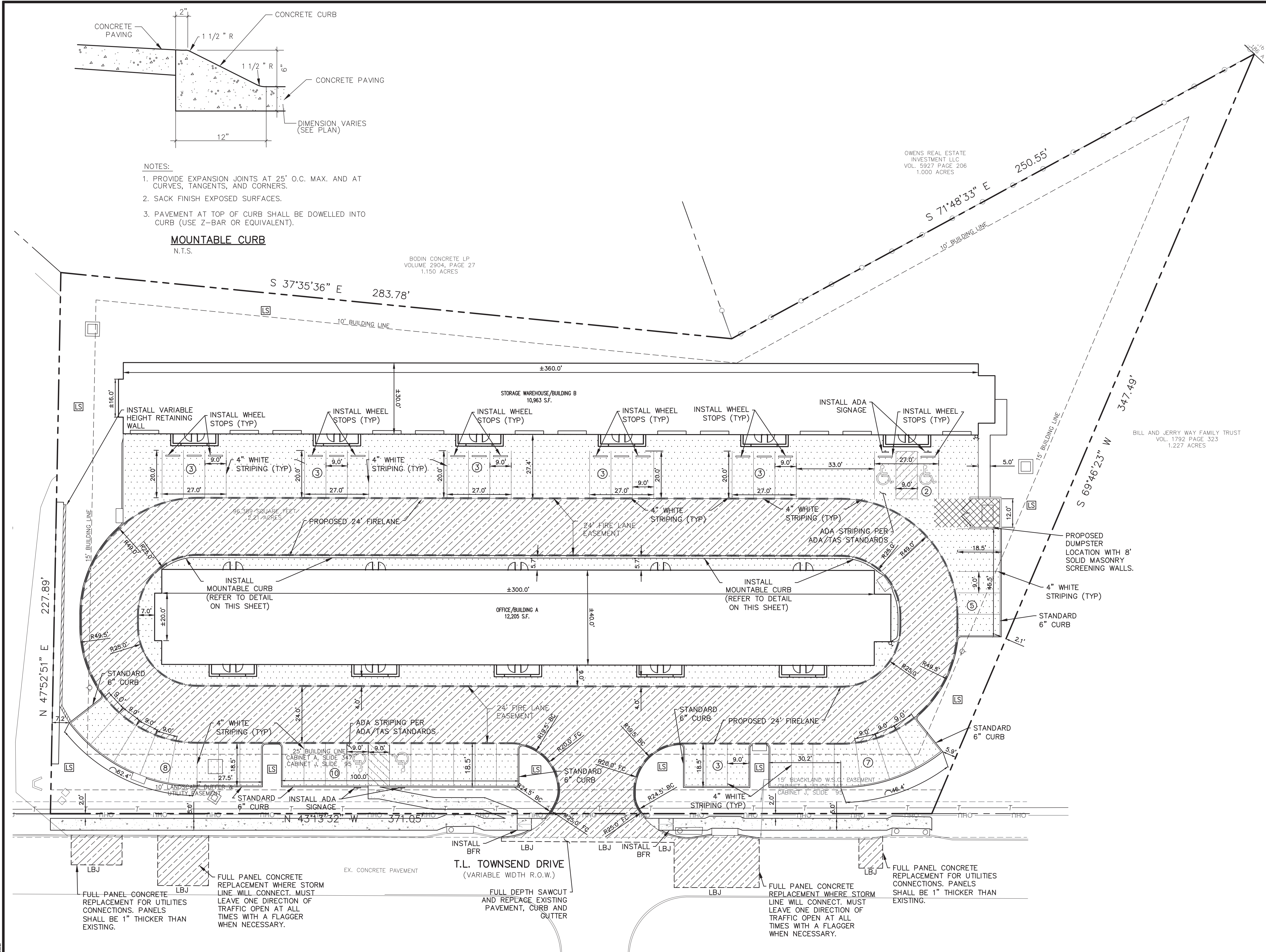


- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - LBJ — CONSTRUCT LONGITUDINAL BUTT JOINT
 - ⊙ — PROPOSED PARKING SPACES IN A ROW
 - BFR — PROPOSED BARRIER FREE RAMP
 - - - PROPOSED SAWCUT
 - LS — PROPOSED LANDSCAPING AREA
- 4" 3,600 PSI REINFORCED (NO. 3 @ 18" ON CENTER, EACH WAY) CONCRETE PAVEMENT - (MINIMUM 6.5 SACK MIX). REFERENCE CITY STANDARDS FOR SIDEWALK IN THE RIGHT-OF-WAY.
 - 6" 4,500 PSI REINFORCED (NO. 3 @ 18" ON CENTER, EACH WAY) CONCRETE PAVEMENT - ON COMPACTED SUBGRADE. SUBGRADE SHALL BE PER GEOTECHNICAL REPORT (MINIMUM 7.0 SACK MIX).
 - 7" 4,500 PSI REINFORCED (NO. 3 @ 18" ON CENTER, EACH WAY) CONCRETE PAVEMENT - ON COMPACTED SUBGRADE. SUBGRADE SHALL BE PER GEOTECHNICAL REPORT (MINIMUM 7.0 SACK MIX). REFERENCE CITY STANDARDS FOR PAVEMENT IN THE RIGHT-OF-WAY.
 - 8" 4,500 PSI REINFORCED (NO. 5 @ 18" ON CENTER, EACH WAY) CONCRETE PAVEMENT - ON COMPACTED SUBGRADE. SUBGRADE SHALL BE PER GEOTECHNICAL REPORT (MINIMUM 7.0 SACK MIX).

- GENERAL PAVING NOTES:**
1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY/COUNTY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
 2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING AND AFTER CONSTRUCTION OF THIS PROJECT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA/SITE.
 4. THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR IRRIGATION, ELECTRIC, GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, ETC. HAS BEEN INSTALLED. IT SHALL BE THE PAVING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL SLEEVING IS IN PLACE PRIOR TO THE PLACING OF PERMANENT PAVING.
 5. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT.
 6. FIRE LANES SHALL BE STRIPED IN ACCORDANCE WITH THE CITY/COUNTY REQUIREMENTS (IF ANY).
 7. ALL DIMENSIONS ARE FROM BACK OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 8. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL.
 9. SLOPE WITHIN THE HANDICAP PARKING AND STRIPED AREA SHALL NOT EXCEED 2% IN ANY DIRECTION.
 10. ALL CURB RADI ARE 1.5' UNLESS OTHERWISE SPECIFIED (EXCEPT FOR AT END OF PARKING SPACES AND FLUMES WHERE THE RADI IS 0').
 11. CONTRACTOR TO REFERENCE ARCHITECT/LANDSCAPE PLANS FOR ANY SPECIAL PATTERN/STAINS OR ANY OTHER PAVEMENT DETAILS.
 12. CONTRACTOR SHALL INSTALL ALL PAVEMENT IN THE RIGHT-OF-WAY PER CITY OF ROCKWALL STANDARDS AND REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING AND FOLLOWING ALL CITY STANDARD DETAILS, SPECIFICATIONS AND REQUIREMENTS.
 13. NO SAND IS ALLOWED UNDER PAVEMENT.
 14. NO PAVING INCLUDING SLAB SHALL BE INSTALLED UNTIL THE DETENTION SYSTEM IS INSTALLED PER APPROVED PLANS WHICH INCLUDES THE SIDES AND BOTTOM OF THE DETENTION SYSTEM TO HAVE EITHER SOD OR ANCHORED SEEDED CURLEX INSTALLED.

BENCHMARK
 CITY OF ROCKWALL CONTROL MONUMENT #19
 ELEVATION= 600.68
 CONTRACTOR SHALL COORDINATE WITH THE SURVEYOR FOR SITE BENCHMARKS

PLOT DATE	9/25/2023
DRAWING SCALE	1" = 20'
PROJECT NUMBER	CD19025
SHEET NUMBER	C3



- NOTES:**
1. PROVIDE EXPANSION JOINTS AT 25' O.C. MAX. AND AT CURVES, TANGENTS, AND CORNERS.
 2. SACK FINISH EXPOSED SURFACES.
 3. PAVEMENT AT TOP OF CURB SHALL BE DOWELLED INTO CURB (USE Z-BAR OR EQUIVALENT).

MOUNTABLE CURB
 N.T.S.

BODIN CONCRETE LP
 VOLUME 2904, PAGE 27
 1.150 ACRES

OWENS REAL ESTATE
 INVESTMENT LLC
 VOL. 5927 PAGE 206
 1.000 ACRES

BILL AND JERRY WAY FAMILY TRUST
 VOL. 1792 PAGE 323
 1.227 ACRES

!!! CAUTION !!!
UNDERGROUND UTILITIES

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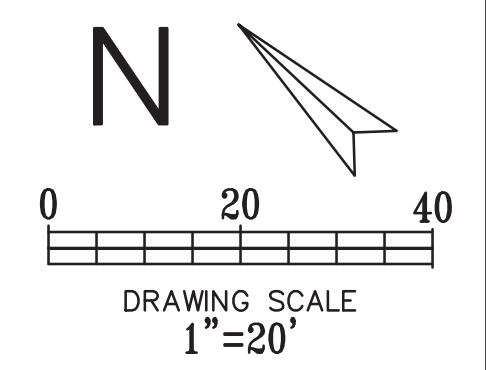
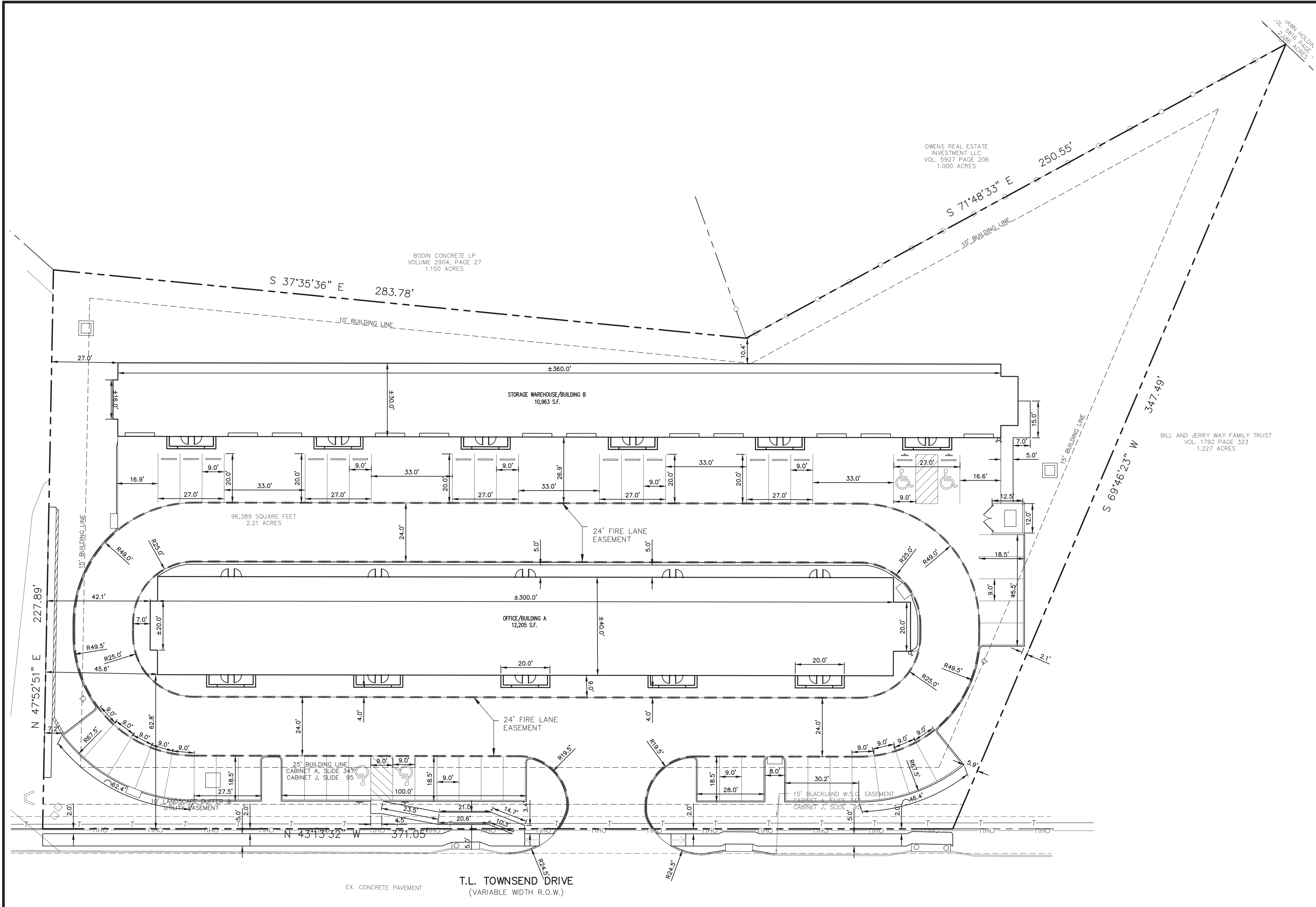
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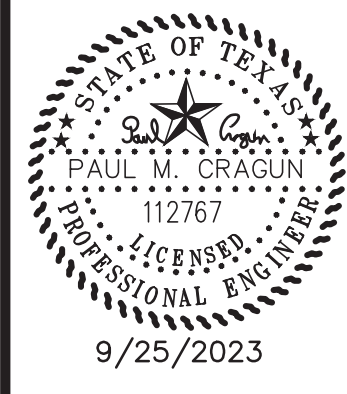


LEGEND

	- EXISTING CURB
	- PROPOSED CURB

- GENERAL NOTES:**
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY/COUNTY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
 - NO PERSON SHALL CONSTRUCT, RECONSTRUCT, ALTER, REPAIR, REMOVE, REPLACE, PAVE, REPAVE, SURFACE OR RESURFACE ANY WALK, DRIVE, CURB, GUTTER, PAVED AREA OR APPURTENANCE ON PUBLIC PROPERTY IN THE CITY OF ROCKWALL WITHOUT FIRST OBTAINING A PERMIT FROM THE BUILDING INSPECTOR.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
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 - FIRE LANES SHALL BE STRIPED IN ACCORDANCE WITH THE CITY/COUNTY REQUIREMENTS (IF ANY).
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 - ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL.
 - SLOPE WITHIN THE HANDICAP PARKING AND STRIPED AREA SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - ALL CURB RADII ARE 1.5' UNLESS OTHERWISE SPECIFIED (EXCEPT FOR AT END OF PARKING SPACES AND FLUMES WHERE THE RADII IS 0').
 - CONTRACTOR TO REFERENCE ARCHITECT/LANDSCAPE PLANS FOR ANY SPECIAL PATTERN/STAINS OR ANY OTHER PAVEMENT DETAILS.
 - PAVEMENT DIRECTLY AROUND THE BUILDING (SIDEWALK, LANDSCAPE FEATURES, ETC.) SHALL BE PER THE DIRECTION OF THE OWNER/ARCHITECT.
 - NO WORK SHALL BE PERFORMED ON ADJACENT PROPERTIES.
 - CONTRACTOR SHALL PROTECT ALL EXISTING POWER POLES AND TRAFFIC SIGNS DURING THE CONSTRUCTION OF THE PUBLIC SIDEWALK.

Cumulus Design
 Firm #14810
 2080 N. Highway 360, Suite 240
 Grand Prairie, Texas 75050
 Tel. 214.235.0367



DIMENSION CONTROL PLAN
 PLATINUM OFFICE PARK II ON T.L. TOWNSEND
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PLOT DATE	9/25/2023
DRAWING SCALE	1" = 20'
PROJECT NUMBER	CD19025
SHEET NUMBER	C4

!!! CAUTION !!!
UNDERGROUND UTILITIES

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CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

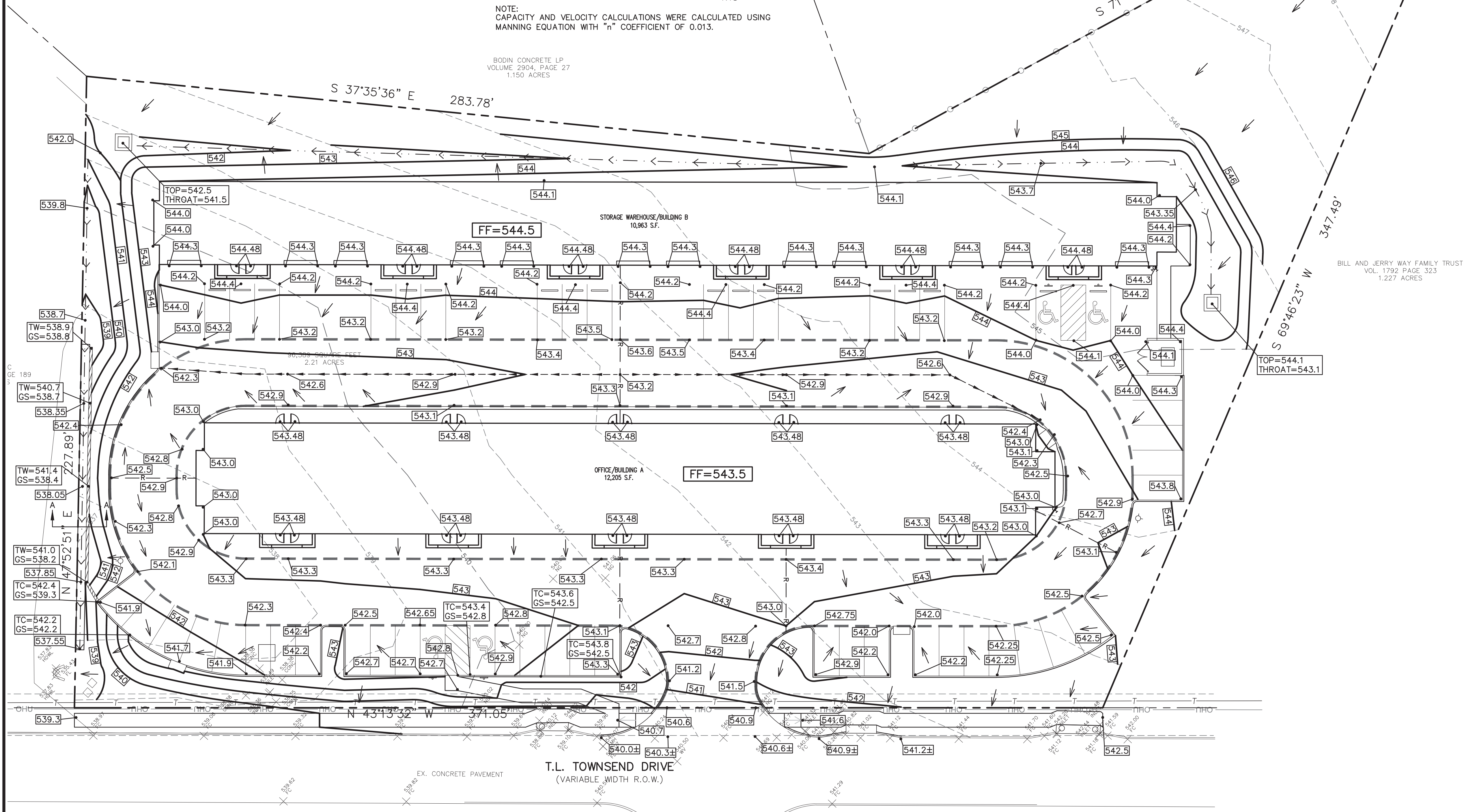
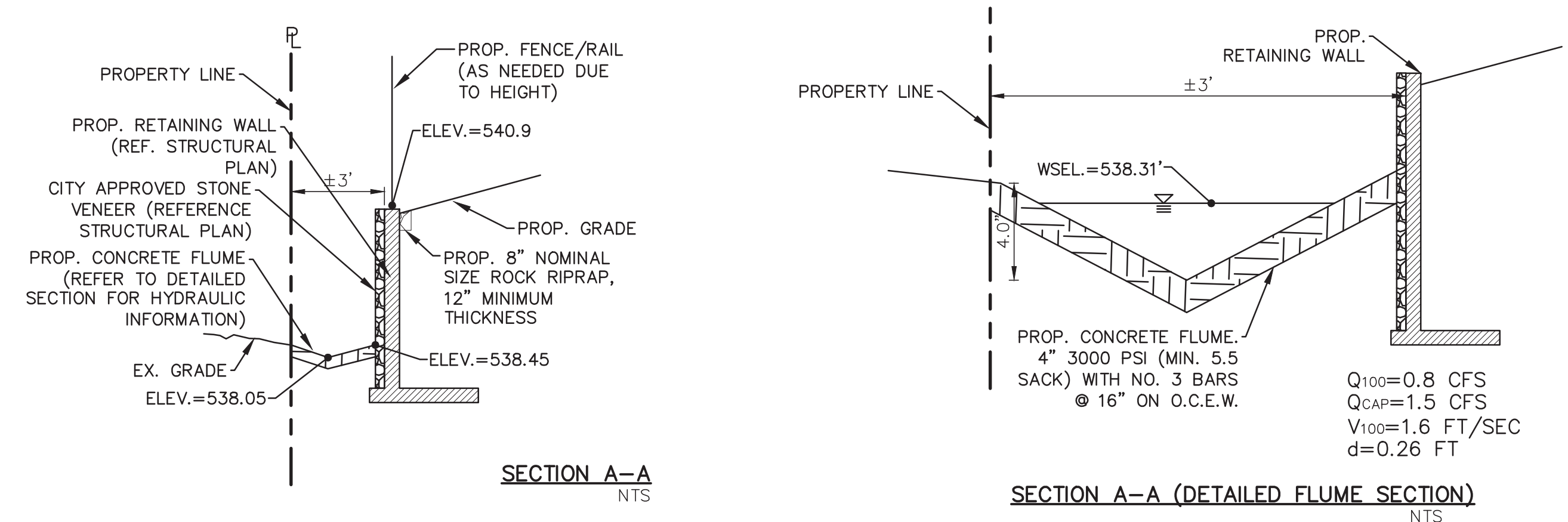
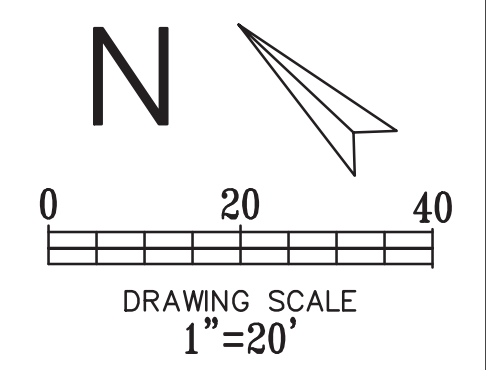
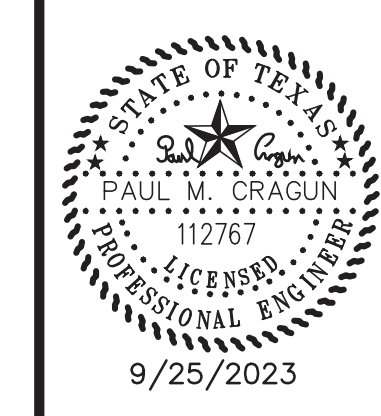
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

REVISIONS		
REV. NO.	DATE	DESCRIPTION

AS-BUILT

NOTE: THESE AS BUILT PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY THE CONTRACTOR AND A POST CONSTRUCTION SURVEY.

BENCHMARK
 CITY OF ROCKWALL CONTROL MONUMENT #19
 ELEVATION= 600.68
 CONTRACTOR SHALL COORDINATE WITH THE SURVEYOR FOR SITE BENCHMARKS



- LEGEND**
- — — — — EXISTING CURB
 - — — — — PROPOSED CURB
 - - - - - EXISTING CONTOUR
 - 555 — — — — — PROPOSED CONTOUR
 - 555.9 — — — — — PROPOSED SPOT ELEVATION
 - - - - - PROPOSED SWALE
 - - - - - PROPOSED VALLEY
 - - - - - PROPOSED RIDGE
 - — — — — — DIRECTIONAL FLOW ARROW
 - TC — — — — — TOP OF CURB
 - TW — — — — — TOP OF WALL
 - GS — — — — — GROUND SURFACE AT RETAINING WALL

- GENERAL GRADING NOTES:**
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND CITY STANDARDS AND SPECIFICATIONS. ALL CONSTRUCTION SHALL ALSO BE IN ACCORDANCE WITH THE NORTH CENTRAL TEXAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 2. PRIOR TO STARTING 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.
 3. BARRICADING, TRAFFIC CONTROL, AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION.
 4. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES IS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
 5. CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION.
 6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND/OR ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION.
 7. EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
 9. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS PER THE GEOTECHNICAL REPORT.
 10. DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATIONS, BOTH DURING AND AFTER CONSTRUCTION.
 11. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND A MAXIMUM 5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
 12. SLOPE IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
 13. SLOPE IN NON PAVED (LANDSCAPE) AREAS SHALL NOT EXCEED 4:1.
 14. CROSS SLOPE OF PEDESTRIAN ROUTE ACROSS DRIVES (BETWEEN BARRIER FREE RAMPS) SHALL NOT EXCEED 2% FOR A WIDTH THAT AT LEAST MATCHES THE SIDEWALKS WIDTH AT EACH LOCATION.
 15. FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITH A MOISTURE RANGE OF -2 TO +4 WITH A SHEEPS FOOT ROLLER IN NO MORE THAN 8" LIFTS.
 16. RETAINING WALL SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND IS NOT PART OF THIS CIVIL PACKAGE.

CAUTION
 UNDERGROUND UTILITIES

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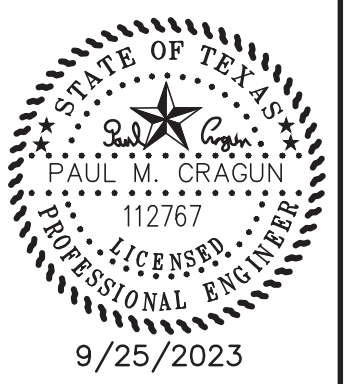
REVISIONS		
REV NO.	DATE	DESCRIPTION

AS-BUILT

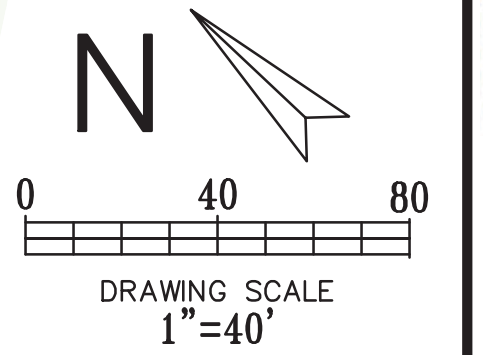
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BENCHMARK
 CITY OF ROCKWALL CONTROL MONUMENT #19
 ELEVATION= 600.68
 CONTRACTOR SHALL COORDINATE WITH THE SURVEYOR FOR SITE BENCHMARKS

PLOT DATE	9/25/2023
DRAWING SCALE	1" = 20'
PROJECT NUMBER	CD19025
SHEET NUMBER	C5



EXISTING DRAINAGE AREA MAP
 PLATINUM OFFICE PARK II ON T.L. TOWNSEND
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS



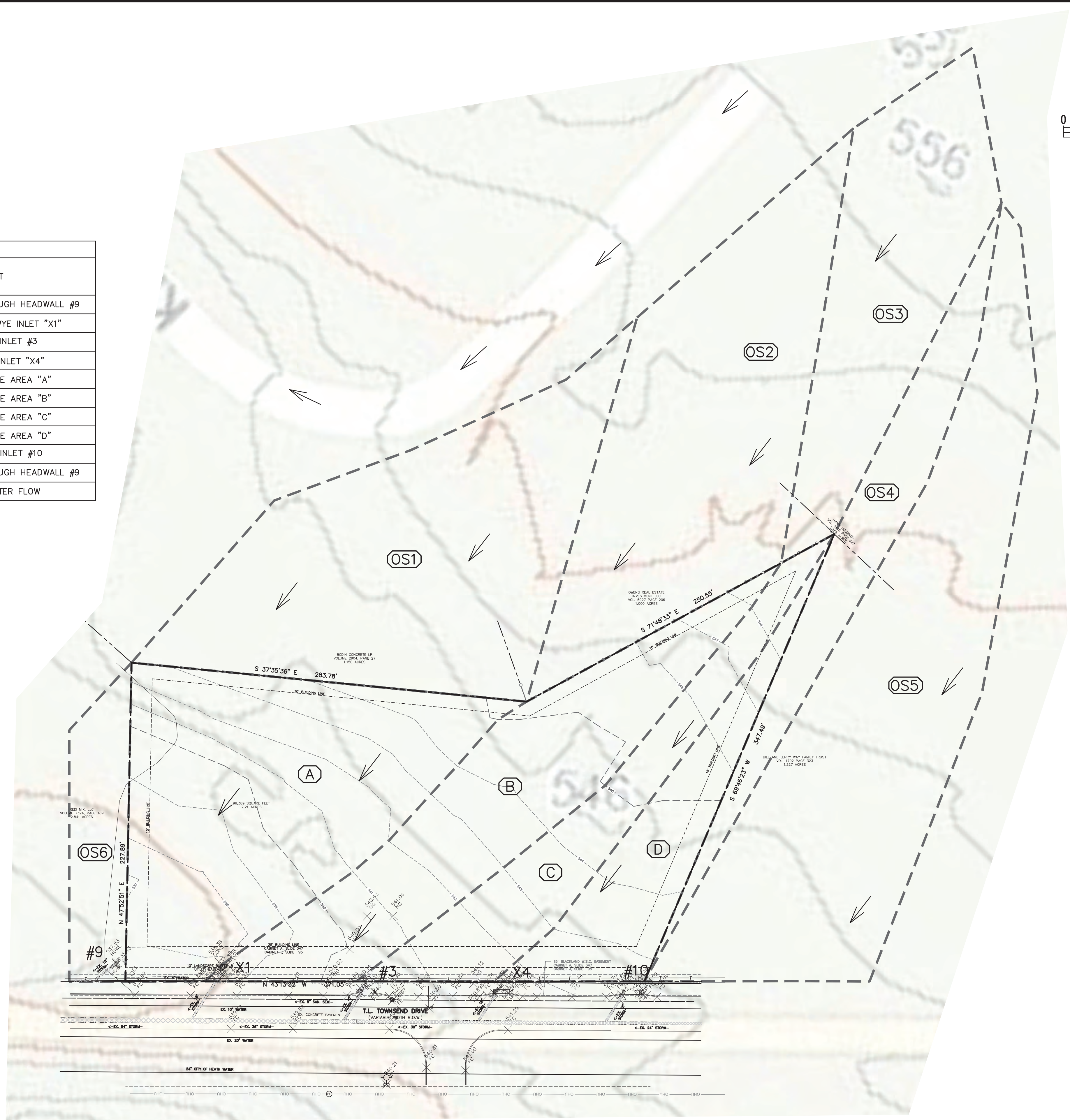
DRAINAGE CRITERIA

Q=C*I*A
 tc=10-20 min.
 C=0.35-0.90

(X) ← AREA DESCRIPTION

DRAINAGE ID	AREA (SQ. FT.)	AREA (AC.)	C	T _c (min)	EXISTING DRAINAGE DATA CHART										COMMENT
					I ₅ (in/hr)	I ₁₀ (in/hr)	I ₂₅ (in/hr)	I ₁₀₀ (in/hr)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)			
A	39159.57	0.90	0.35	20.0	4.9	5.9	6.6	8.3	1.5	1.9	2.1	2.6	FLOWS TO 18" RCP THROUGH HEADWALL #9		
B	27550.64	0.63	0.35	20.0	4.9	5.9	6.6	8.3	1.1	1.3	1.5	1.8	FLOWS TO EXISTING WYE INLET "X1"		
C	15850.01	0.36	0.35	20.0	4.9	5.9	6.6	8.3	0.6	0.8	0.8	1.1	FLOWS TO WYE INLET #3		
D	13829.39	0.32	0.35	20.0	4.9	5.9	6.6	8.3	0.5	0.7	0.7	0.9	FLOWS TO CURB INLET "X4"		
OS1	45356.39	1.04	0.90	10.0	6.1	7.1	8.3	9.8	5.7	6.7	7.8	9.2	FLOWS TO DRAINAGE AREA "A"		
OS2	41722.20	0.96	0.90	10.0	6.1	7.1	8.3	9.8	5.3	6.1	7.2	8.4	FLOWS TO DRAINAGE AREA "B"		
OS3	26299.54	0.60	0.90	10.0	6.1	7.1	8.3	9.8	3.3	3.9	4.5	5.3	FLOWS TO DRAINAGE AREA "C"		
OS4	14839.53	0.34	0.90	10.0	6.1	7.1	8.3	9.8	1.9	2.2	2.5	3.0	FLOWS TO DRAINAGE AREA "D"		
OS5	51758.31	1.19	0.90	10.0	6.1	7.1	8.3	9.8	6.5	7.6	8.9	10.5	FLOWS TO CURB INLET #10		
OS6	8557.56	0.20	0.90	10.0	6.1	7.1	8.3	9.8	1.1	1.3	1.5	1.7	FLOWS TO 18" RCP THROUGH HEADWALL #9		
TOTAL	284923.13	6.54							27.6	32.2	37.4	44.6	TOTAL STORMWATER FLOW		

- LEGEND**
- EXISTING CURB
 - - - 690 - - - EXISTING CONTOUR
 - - - - - EXISTING STORM
 - — — — — DRAINAGE AREA DIVIDE
 - DIRECTIONAL FLOW ARROW



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REVISIONS		
REV. NO.	DATE	DESCRIPTION

AS-BUILT

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BENCHMARK
 CITY OF ROCKWALL CONTROL MONUMENT #19
 ELEVATION= 600.68
 CONTRACTOR SHALL COORDINATE WITH THE SURVEYOR FOR SITE BENCHMARKS

PLOT DATE	9/25/2023
DRAWING SCALE	1" = 40'
PROJECT NUMBER	CD19025
SHEET NUMBER	C6

EXISTING DRAINAGE DATA CHART													
DRAINAGE ID	AREA (SQ. FT.)	AREA (AC.)	C	Tc (min)	I5 (in/hr)	I10 (in/hr)	I25 (in/hr)	I100 (in/hr)	Q5 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)	COMMENT
A	6309.01	0.14	0.90	10.0	6.1	7.1	8.3	9.8	0.8	0.9	1.1	1.3	ROOF FLOWS TO DOWNSPOUTS THEN SURFACE FLOWS TO DRAINAGE AREA "G"
B	6389.41	0.15	0.90	10.0	6.1	7.1	8.3	9.8	0.8	0.9	1.1	1.3	ROOF FLOWS TO DOWNSPOUTS THEN SURFACE FLOWS TO DRAINAGE AREA "H"
C	5329.51	0.12	0.90	10.0	6.1	7.1	8.3	9.8	0.7	0.8	0.9	1.1	ROOF FLOWS TO DOWNSPOUTS THEN SURFACE FLOWS TO DRAINAGE AREA "G"
D	6247.56	0.14	0.90	10.0	6.1	7.1	8.3	9.8	0.8	0.9	1.1	1.3	ROOF FLOWS TO DOWNSPOUTS THEN SURFACE FLOWS TO DRAINAGE AREA "H"
E	9471.45	0.22	0.90	10.0	6.1	7.1	8.3	9.8	1.2	1.4	1.6	1.9	SURFACE FLOWS TO INLET "2"
F	6100.70	0.14	0.90	10.0	6.1	7.1	8.3	9.8	0.8	0.9	1.0	1.2	SURFACE FLOWS TO INLET "5"
G	10018.35	0.23	0.90	10.0	6.1	7.1	8.3	9.8	1.3	1.5	1.7	2.0	SURFACE FLOWS TO INLET "1"
H	13509.34	0.31	0.90	10.0	6.1	7.1	8.3	9.8	1.7	2.0	2.3	2.7	SURFACE FLOWS TO INLET "6"
I	5755.82	0.13	0.90	10.0	6.1	7.1	8.3	9.8	0.7	0.8	1.0	1.2	SURFACE FLOWS TO INLET "3" (BYPASS DETENTION)
J	1960.31	0.05	0.90	10.0	6.1	7.1	8.3	9.8	0.2	0.3	0.3	0.4	SURFACE FLOWS TO INLET "4" (BYPASS DETENTION)
K	3816.18	0.09	0.90	10.0	6.1	7.1	8.3	9.8	0.5	0.6	0.7	0.8	SURFACE FLOWS TO INLET "9" (BYPASS DETENTION)
L	6596.86	0.15	0.90	10.0	6.1	7.1	8.3	9.8	0.8	1.0	1.1	1.3	SURFACE FLOWS TO INLET "8"
M	14887.82	0.34	0.90	10.0	6.1	7.1	8.3	9.8	1.9	2.2	2.6	3.0	SURFACE FLOWS TO INLET "7"
TOTAL A-M	96392.31	2.21											
OS1	45356.39	1.04	0.90	10.0	6.1	7.1	8.3	9.8	5.7	6.7	7.8	9.2	SURFACE FLOWS TO AREA L
OS2	41613.51	0.96	0.90	10.0	6.1	7.1	8.3	9.8	5.2	6.1	7.1	8.4	SURFACE FLOWS TO AREA M
OS3	26299.54	0.60	0.90	10.0	6.1	7.1	8.3	9.8	3.3	3.9	4.5	5.3	SURFACE FLOWS TO AREA M
OS4	14839.53	0.34	0.90	10.0	6.1	7.1	8.3	9.8	1.9	2.2	2.5	3.0	SURFACE FLOWS TO AREA F
OS5	51758.31	1.19	0.90	10.0	6.1	7.1	8.3	9.8	6.5	7.6	8.9	10.5	SURFACE FLOWS TO T.L. TOWNSEND DR. TO INLET "10"
OS6	8555.94	0.20	0.90	10.0	6.1	7.1	8.3	9.8	1.1	1.3	1.5	1.7	SURFACE FLOWS TO AREA K
TOTAL RUNOFF	284815.52	6.54							35.9	41.8	48.8	57.7	

DRAINAGE TO EXISTING INLETS - Q100 (cfs)				
	INLET #9	INLET #3	INLET #4	INLET #10
EXISTING	13.5	6.4	3.9	10.5
PROPOSED	2.5	1.2	0.4	10.5

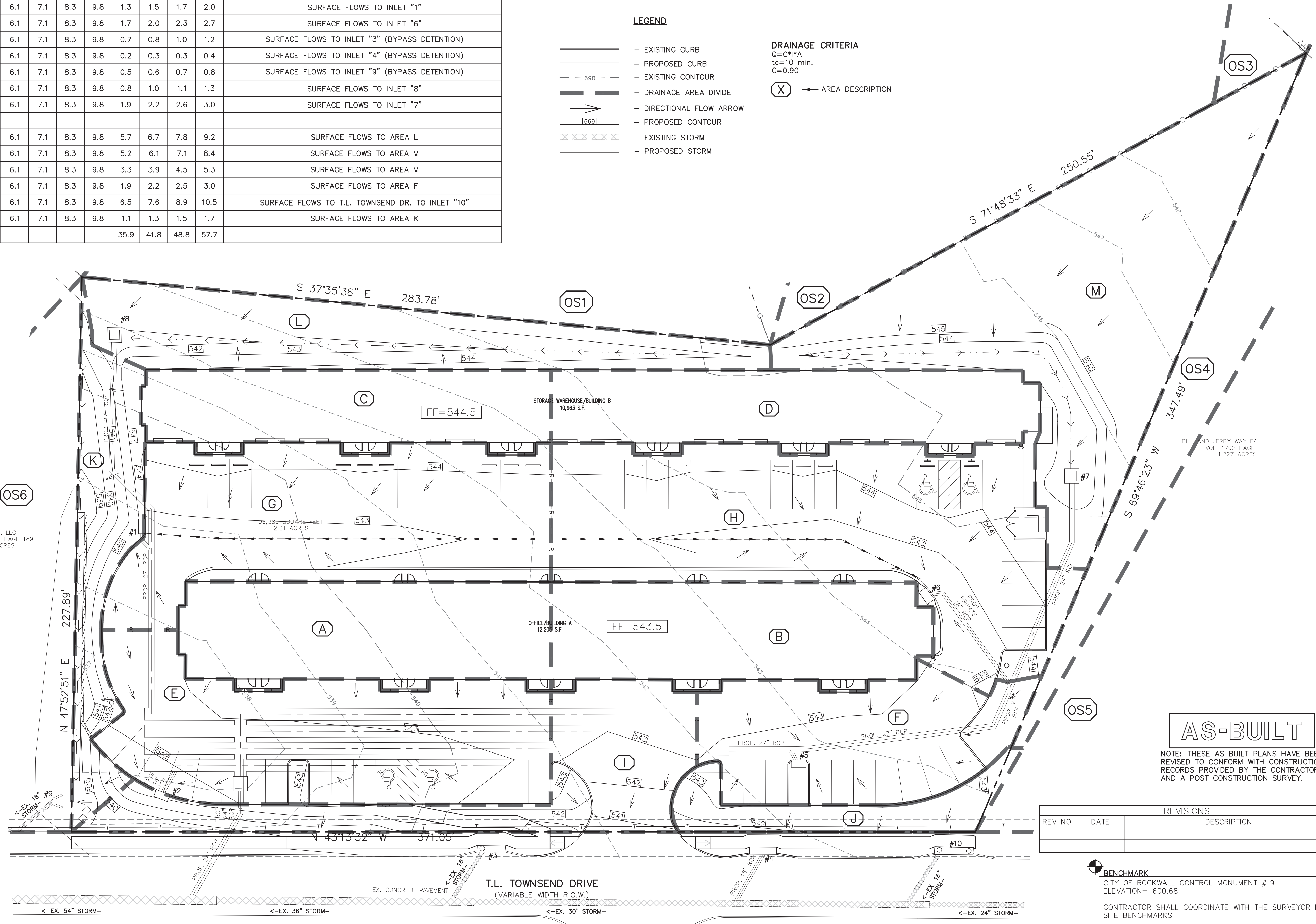
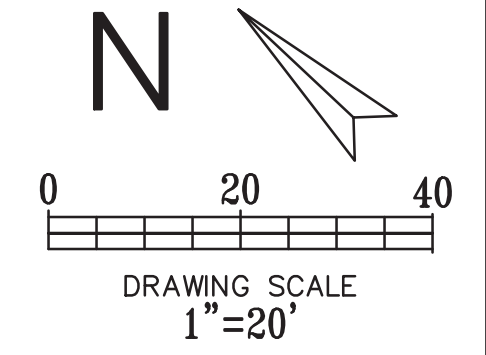
* THIS TABLE SHOWS NO INCREASE OF FLOW TO THE INLETS ON T.L. TOWNSEND DRIVE FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT.

LEGEND

- EXISTING CURB
- - - PROPOSED CURB
- - - EXISTING CONTOUR
- - - EXISTING STORM
- - - PROPOSED STORM
- DRAINAGE AREA DIVIDE
- DIRECTIONAL FLOW ARROW
- [669] PROPOSED CONTOUR

DRAINAGE CRITERIA
 Q=C+PA
 tc=10 min.
 C=0.90

(X) ← AREA DESCRIPTION



AS-BUILT

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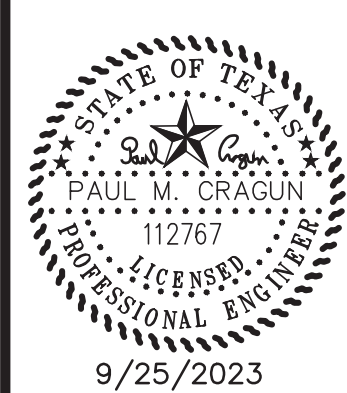
REVISIONS		
REV NO.	DATE	DESCRIPTION

BENCHMARK
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 ELEVATION= 600.68
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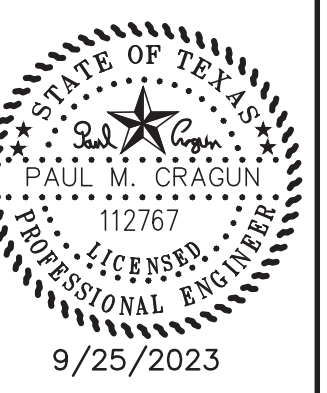
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CUMULUS DESIGN
 Cumulus Design
 Firm #14810
 2080 N. Highway 360, Suite 240
 Grand Prairie, Texas 75050
 Tel. 214.235.0367



PROPOSED DRAINAGE AREA MAP
 PLATINUM OFFICE PARK II ON T.L. TOWNSEND
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PLOT DATE
 9/25/2023
 DRAWING SCALE
 1" = 20'
 PROJECT NUMBER
 CD19025
 SHEET NUMBER
 C7



INLET DESIGN CALCULATIONS
 PLATINUM OFFICE PARK II ON T.L. TOWNSEND
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

INLET DESIGN CALCULATIONS

Form 3.2: Inlet Design Calculations Table

Inlet ID	Location				Area Runoff							Upstream Bypass C*A	Total Gutter Flow Qa	Gutter Flow											Inlets Capacity										Inlet By-pass			Remarks		
	Alignment	Station	Offset	Design Freq.	C	Area ID	Time of Concentration Tc	Intensity I	Area A	Runoff Q	Thoroughfare Type			On-Grade/Sag	Manning's n	Long Slope S	Crown Type	Cross Slope Sx	Depression		Ponding Width/Spread		Depth of Gutter Flow		Max. Allowable Flow based on Max. Allowable Ponding Width Qallow gutter	Depressed Gutter Section		Section Beyond Depression		Conveyance		Ratio of Depression Flow to Total Flow Eo	Equivalent Cross Slope Se	Inlet Length		Inlet Capacity Qc	Flow Qypass		C*A	To Inlet ID
																			Depth a	Width W	(allow) Tallow	(actual) Tactual	(actual) Yallow	(actual) Yactual		Area Aw	Wetted Perimeter	Area Ao	Wetted Perimeter	Depression Section	Section Beyond Depression			Required Lreq'd	Actual Lactual					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
#1	Line "B1"	1+08.4		100	0.9	A, C, G	10	9.8	0.50	4.39	0.00	4.39		Sag	0.0175	0.05	Straight	0.027	0.5	2	N/A	7.96	N/A	0.21	N/A	0.876	2.08	0.479	5.955	41.82	7.57	0.85	0.24	3.94	5	6.99	0.00	0.00	N/A	
#2	Line "D"	1+09.9		100	0.9	E	10	9.8	0.22	1.92	0.00	1.92		Sag	0.0175	0.011	Straight	0.036	0.5	2	N/A	6.47	N/A	0.23	N/A	0.430	2.08	0.360	4.474	12.77	5.70	0.69	0.21	3.81	5	6.99	0.00	0.00	N/A	
#4				100	0.9	J	10	9.8	0.05	0.40	0.04	0.79	M4D	On-Grade	0.0175	0.037	Straight	0.02	0.5	3	12	5.35	0.24	0.11	6.85	0.276	3.05	0.055	2.349	4.72	0.38	0.92	0.17	4.89	10	3.30	0.00	0.00	N/A	Replacement
#5	Line "A1"	1+05.2		100	0.9	F, OS4	10	9.8	0.48	4.23	0.00	4.23		Sag	0.0175	0.027	Straight	0.056	0.5	2	N/A	5.59	N/A	0.31	N/A	0.570	2.09	0.360	3.586	20.32	6.60	0.75	0.24	3.68	5	6.99	0.00	0.00	N/A	
#6	Line "A2"	1+52.3		100	0.9	B, D, H	10	9.8	0.6	5.29	0.00	5.29		Sag	0.0175	0.015	Straight	0.048	0.5	2	N/A	7.47	N/A	0.36	N/A	0.669	2.09	0.717	5.467	26.60	15.73	0.63	0.21	4.02	5	6.99	0.00	0.00	N/A	
#7	Line "A"	3+15.4		100	0.9	M, OS2, OS3	10	9.8	1.90	16.77	0.00	16.77		Sag	0.0175	0.006	N/A	0.15	0.5	1	N/A	6.70	N/A	1.01	N/A	0.968	1.19	2.439	5.703	71.51	117.58	0.38	0.34	5.39	12	37.04	0.00	0.00	N/A	
#8	Line "B"	2+57.0		100	0.9	L, OS1	10	9.8	1.19	10.52	0.00	10.52		Sag	0.0175	0.025	N/A	0.14	0.5	1	N/A	4.50	N/A	0.63	N/A	0.595	1.19	0.856	3.496	31.83	28.43	0.53	0.40	6.82	12	37.04	0.00	0.00	N/A	

**!!! CAUTION !!!
 UNDERGROUND UTILITIES**

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REVISIONS		
REV. NO.	DATE	DESCRIPTION

AS-BUILT

NOTE: THESE AS BUILT PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY THE CONTRACTOR AND A POST CONSTRUCTION SURVEY.



BENCHMARK
 CITY OF ROCKWALL CONTROL MONUMENT #19
 ELEVATION= 600.68

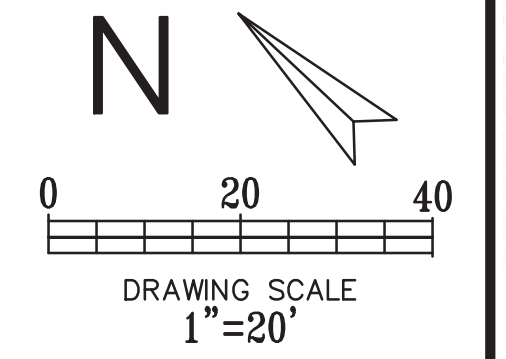
CONTRACTOR SHALL COORDINATE WITH THE SURVEYOR FOR SITE BENCHMARKS

PLOT DATE	9/25/2023
DRAWING SCALE	N.T.S.
PROJECT NUMBER	CD19025
SHEET NUMBER	C8

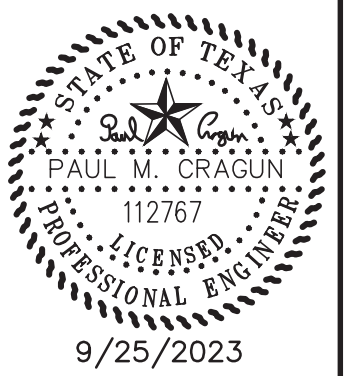
LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED WASTEWATER PIPE
- EXISTING WASTEWATER PIPE
- PROPOSED WATER PIPE
- EXISTING WATER PIPE

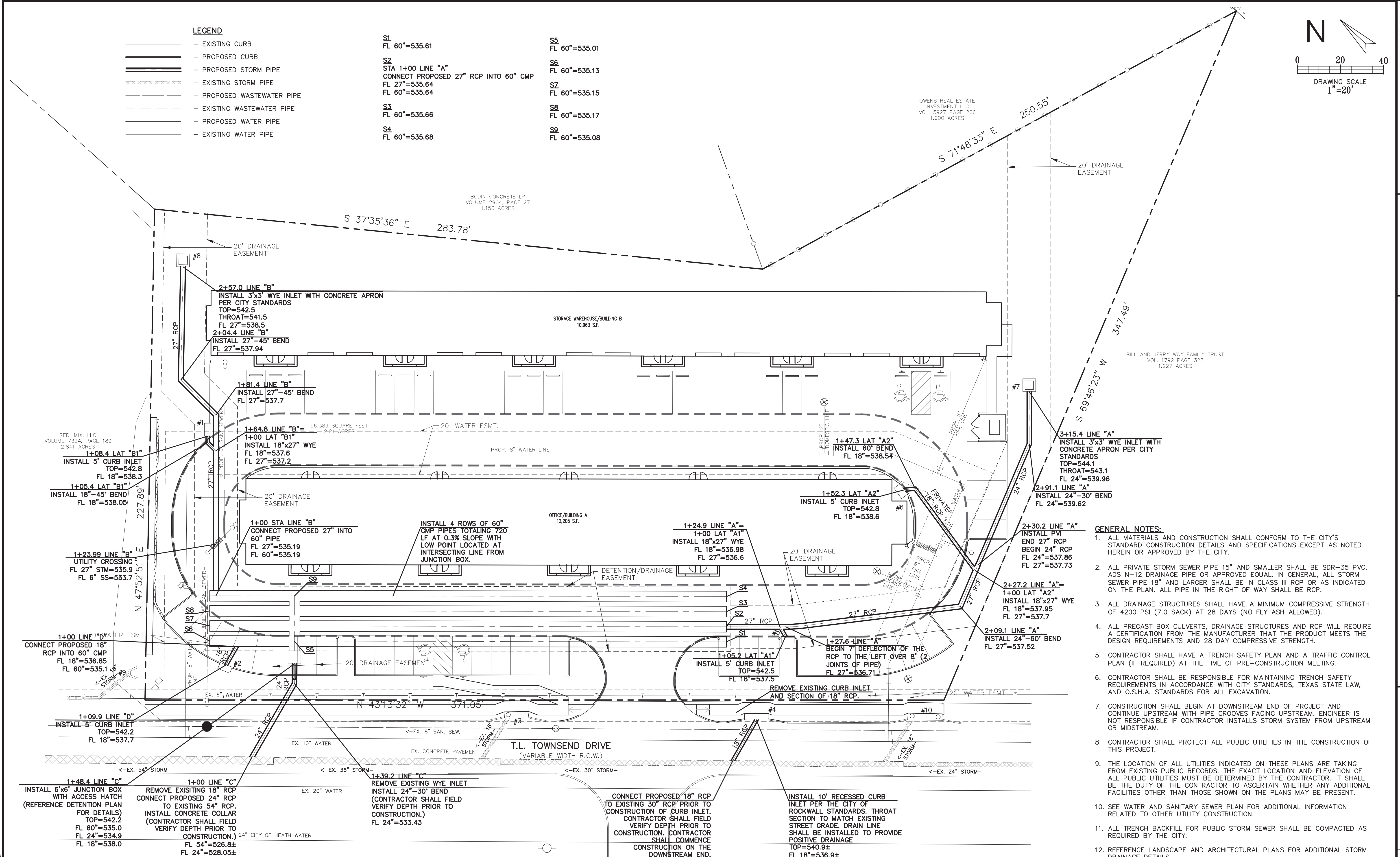
- S1**
FL 60"=535.61
- S2**
STA 1+00 LINE "A"
CONNECT PROPOSED 27" RCP INTO 60" CMP
FL 27"=535.64
FL 60"=535.64
- S3**
FL 60"=535.66
- S4**
FL 60"=535.68
- S5**
FL 60"=535.01
- S6**
FL 60"=535.13
- S7**
FL 60"=535.15
- S8**
FL 60"=535.17
- S9**
FL 60"=535.08



Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367



STORM SEWER PLAN
PLATINUM OFFICE PARK II ON T.L. TOWNSEND
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



- GENERAL NOTES:**
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS EXCEPT AS NOTED HEREIN OR APPROVED BY THE CITY.
 - ALL PRIVATE STORM SEWER PIPE 15" AND SMALLER SHALL BE SDR-35 PVC, ADS N-12 DRAINAGE PIPE OR APPROVED EQUAL. IN GENERAL, ALL STORM SEWER PIPE 18" AND LARGER SHALL BE IN CLASS III RCP OR AS INDICATED ON THE PLAN. ALL PIPE IN THE RIGHT OF WAY SHALL BE RCP.
 - ALL DRAINAGE STRUCTURES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4200 PSI (7.0 SACK) AT 28 DAYS (NO FLY ASH ALLOWED).
 - ALL PRECAST BOX CULVERTS, DRAINAGE STRUCTURES AND RCP WILL REQUIRE A CERTIFICATION FROM THE MANUFACTURER THAT THE PRODUCT MEETS THE DESIGN REQUIREMENTS AND 28 DAY COMPRESSIVE STRENGTH.
 - CONTRACTOR SHALL HAVE A TRENCH SAFETY PLAN AND A TRAFFIC CONTROL PLAN (IF REQUIRED) AT THE TIME OF PRE-CONSTRUCTION MEETING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
 - CONSTRUCTION SHALL BEGIN AT DOWNSTREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROOVES FACING UPSTREAM. ENGINEER IS NOT RESPONSIBLE IF CONTRACTOR INSTALLS STORM SYSTEM FROM UPSTREAM OR MIDSTREAM.
 - CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
 - THE LOCATION OF ALL UTILITIES INDICATED ON THESE PLANS ARE TAKING FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
 - SEE WATER AND SANITARY SEWER PLAN FOR ADDITIONAL INFORMATION RELATED TO OTHER UTILITY CONSTRUCTION.
 - ALL TRENCH BACKFILL FOR PUBLIC STORM SEWER SHALL BE COMPACTED AS REQUIRED BY THE CITY.
 - REFERENCE LANDSCAPE AND ARCHITECTURAL PLANS FOR ADDITIONAL STORM DRAINAGE DETAILS.
 - DURING THE REMOVAL OF EXISTING INLETS, CONTRACTOR SHALL PROTECT AND REUSE EXISTING STORM LATERALS. ANY DAMAGED SECTIONS OF STORM PIPE, SHALL BE REPLACED TO CURRENT CITY STANDARDS.

!!! CAUTION !!!
UNDERGROUND UTILITIES

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CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

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REVISIONS		
REV. NO.	DATE	DESCRIPTION

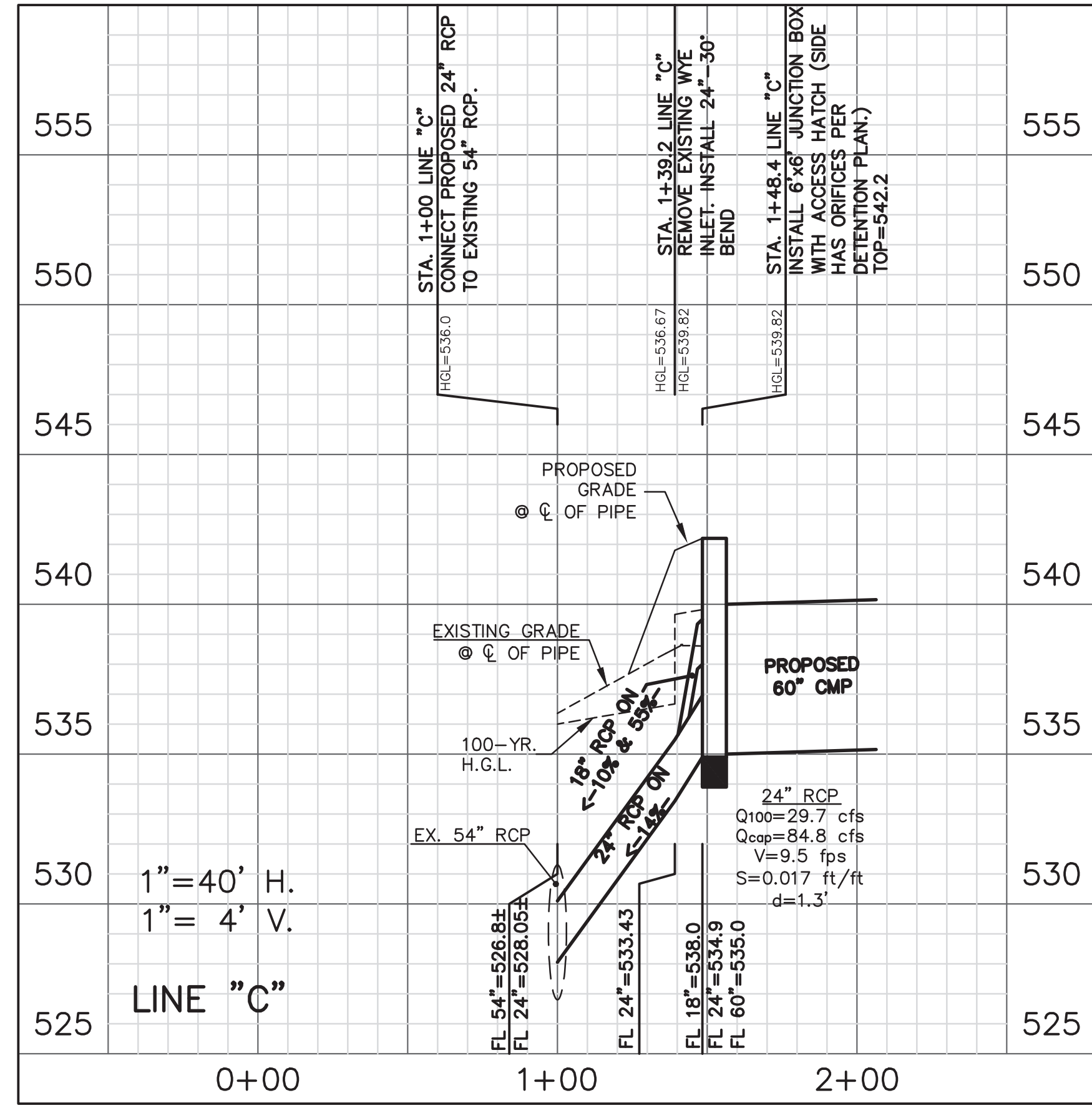
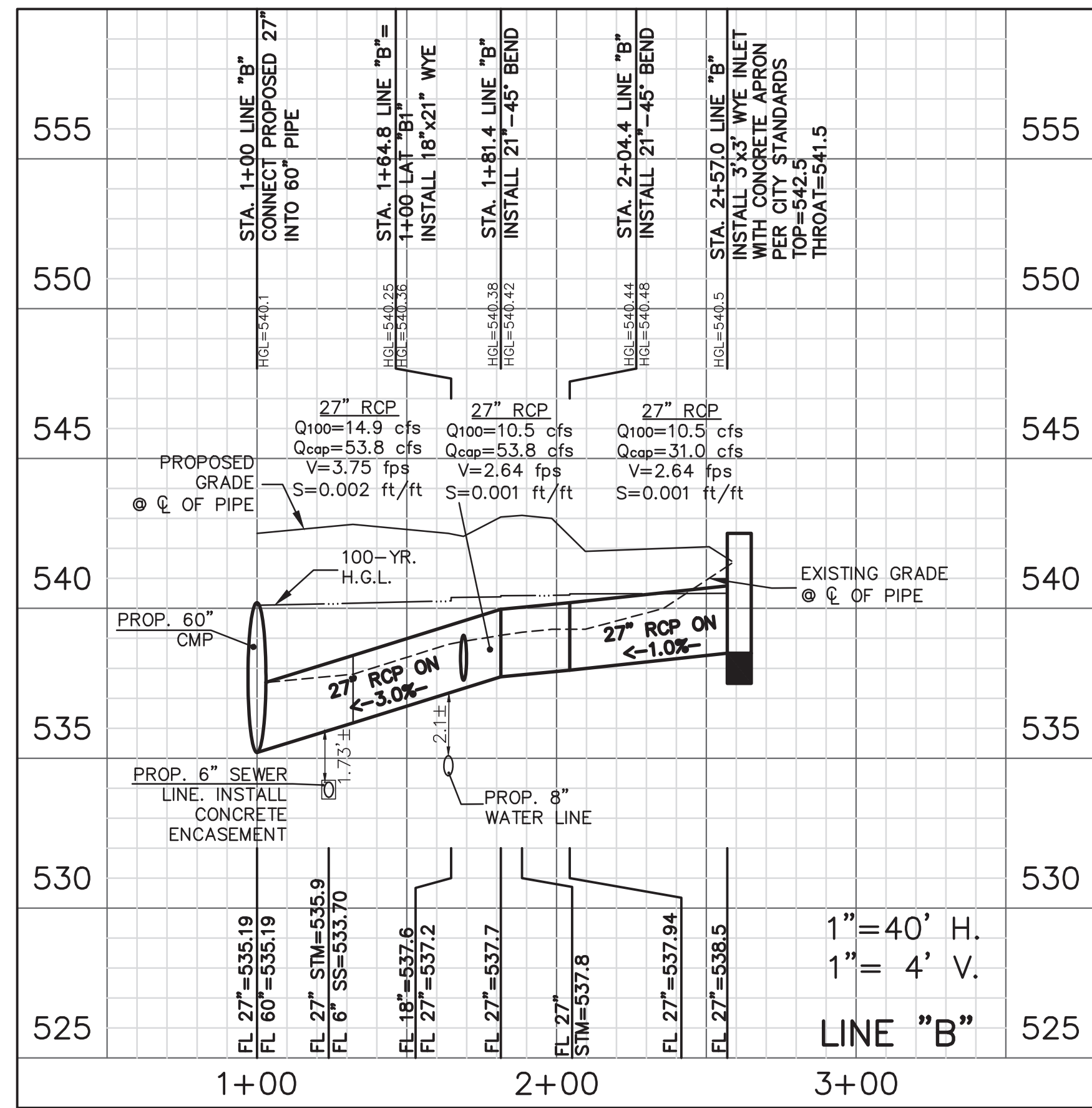
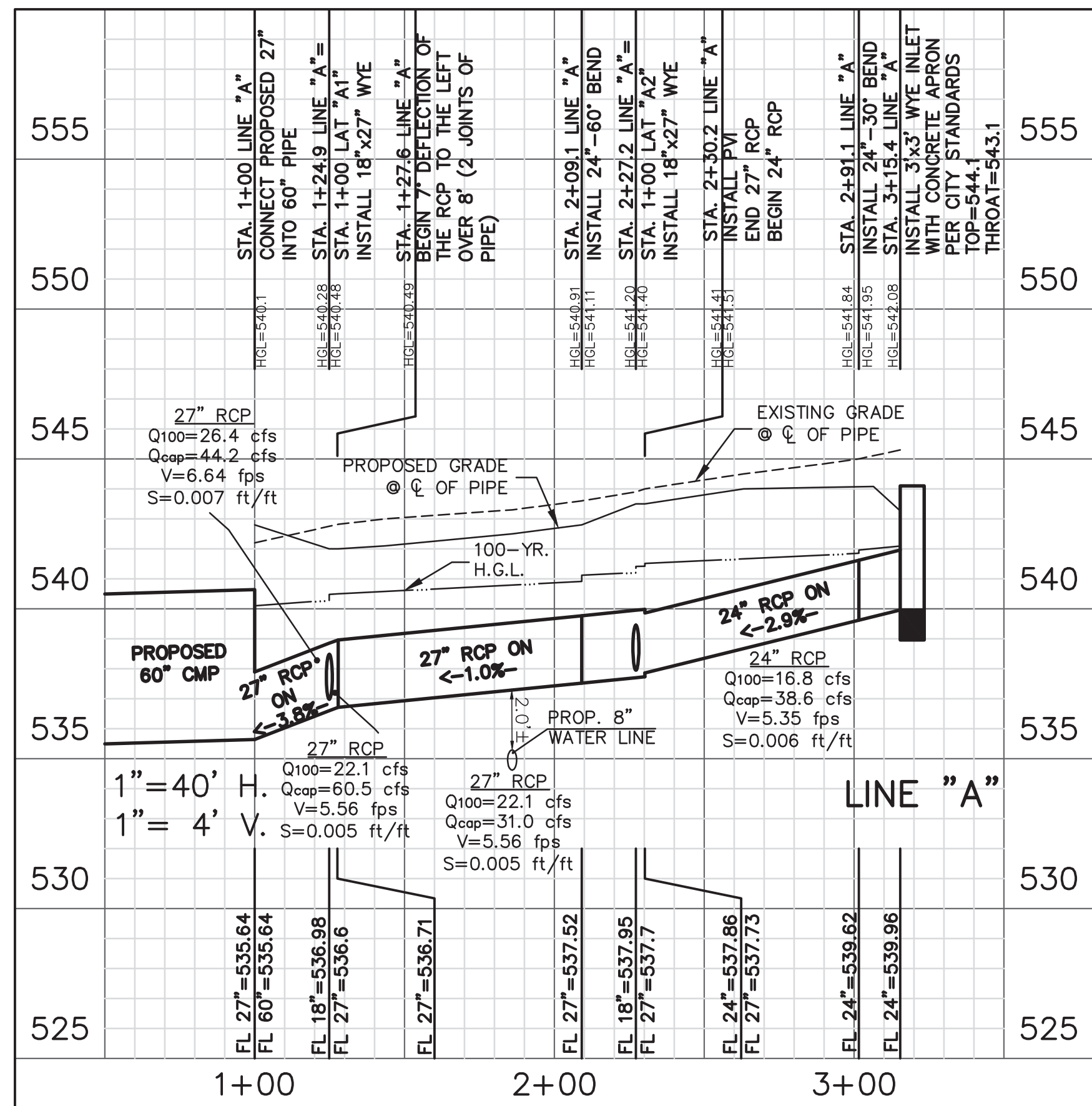
AS-BUILT

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BENCHMARK
CITY OF ROCKWALL CONTROL MONUMENT #19
ELEVATION= 600.68
CONTRACTOR SHALL COORDINATE WITH THE SURVEYOR FOR SITE BENCHMARKS

PLOT DATE	9/25/2023
DRAWING SCALE	1" = 20'
PROJECT NUMBER	CD19025
SHEET NUMBER	C9

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STORM SEWER CALCULATIONS

REVISIONS		
REV. NO.	DATE	DESCRIPTION

AS-BUILT

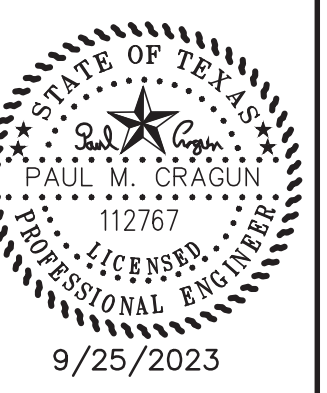
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!!! CAUTION !!!
UNDERGROUND UTILITIES

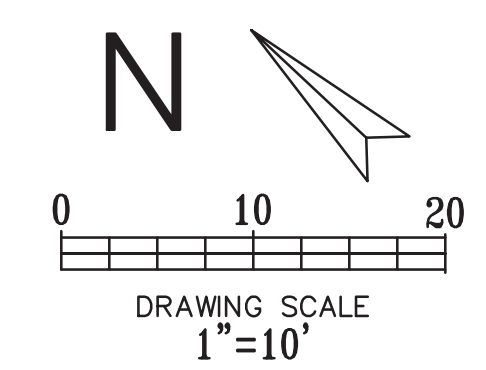
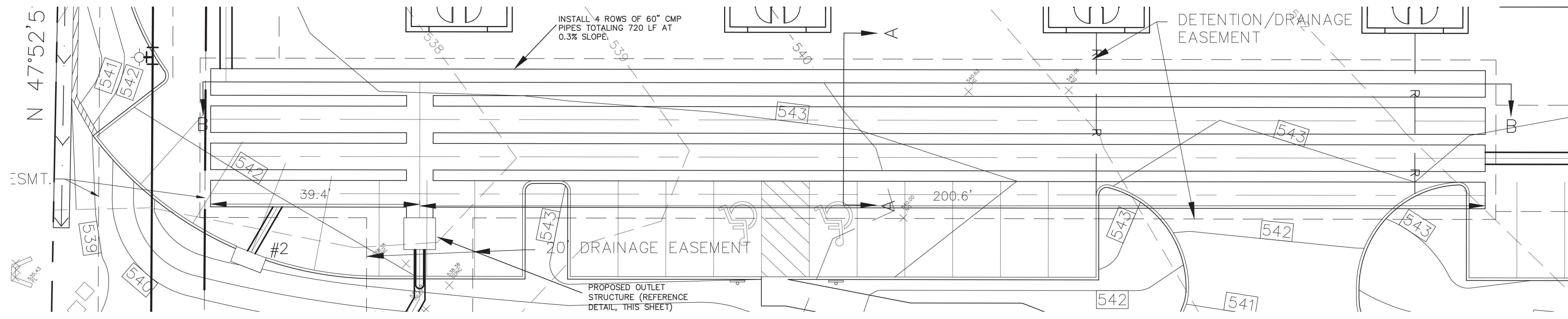
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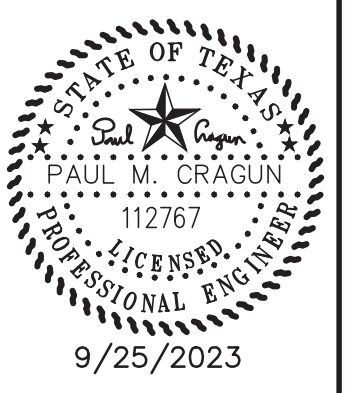


PLOT DATE	9/25/2023
DRAWING SCALE	N.T.S.
PROJECT NUMBER	CD19025
SHEET NUMBER	C10

BENCHMARK
CITY OF ROCKWALL CONTROL MONUMENT #19
ELEVATION= 600.68
CONTRACTOR SHALL COORDINATE WITH THE SURVEYOR FOR SITE BENCHMARKS



CUMULUS DESIGN
 Firm #14810
 2080 N. Highway 360, Suite 240
 Grand Prairie, Texas 75050
 Tel. 214-235-0367



DRAINAGE NOTES:
 1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS EXCEPT AS NOTED HEREIN OR APPROVED BY THE CITY.
 2. DURING THE CONSTRUCTION OF THE STORM AND DETENTION POND IMPROVEMENTS, ANY INTERPRETATION OF THE CITY'S STANDARD DETAILS AND SPECIFICATIONS MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THEIR DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.

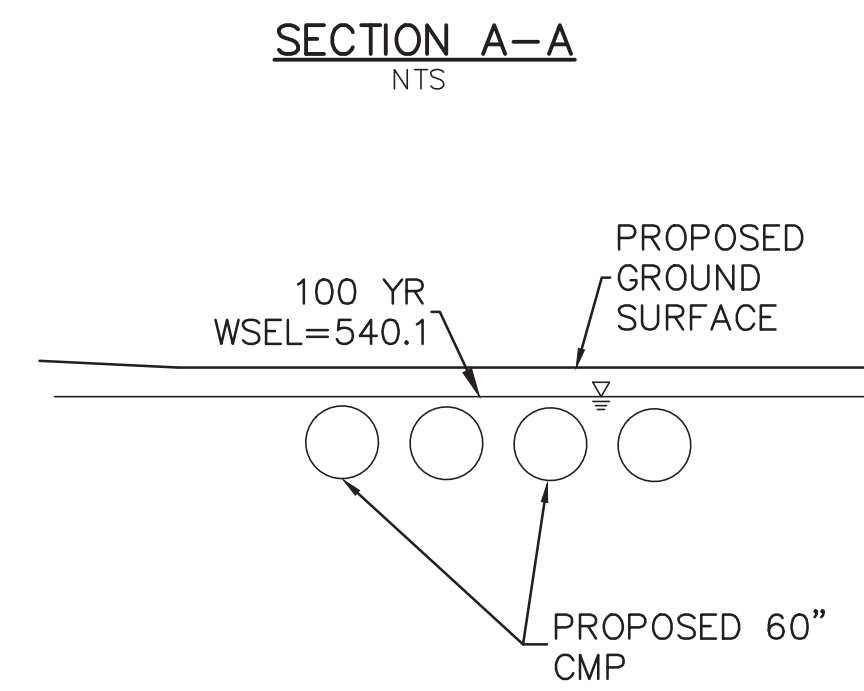
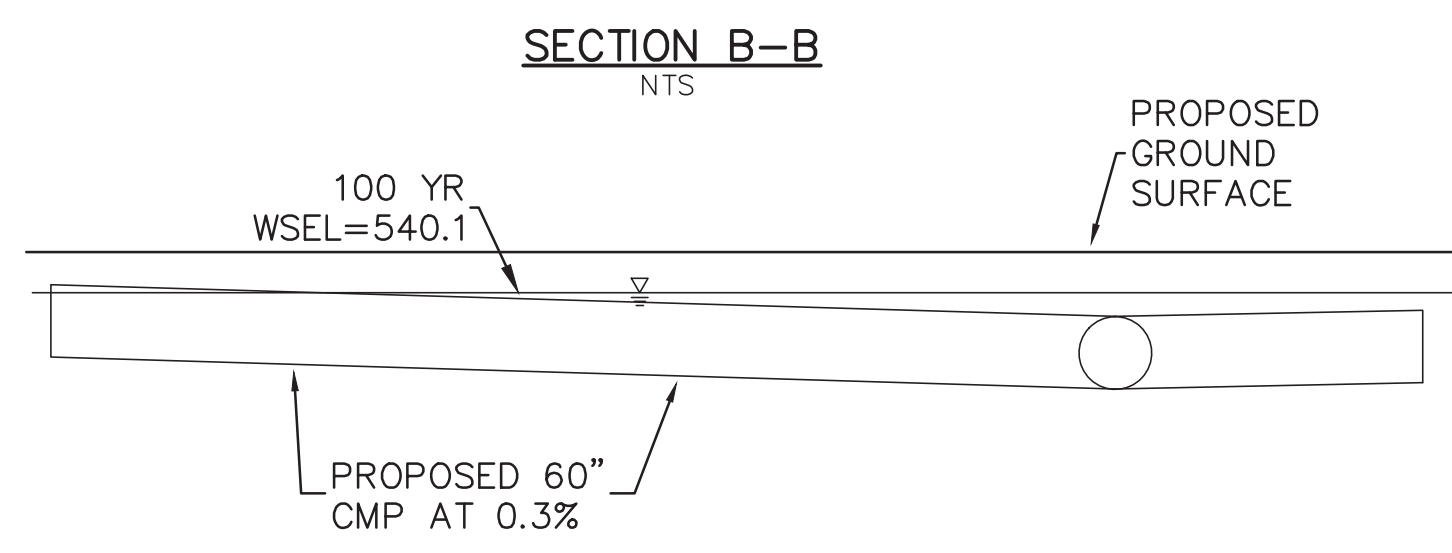
LEGEND

	EXISTING CURB
	PROPOSED CURB
	PROPOSED STORM PIPE
	EXISTING CONTOUR
	PROPOSED CONTOUR

NOTE:
 CITY DESIGN STANDARDS/NOTES SHALL BE USED FOR THE CONSTRUCTION OF THIS PROJECT

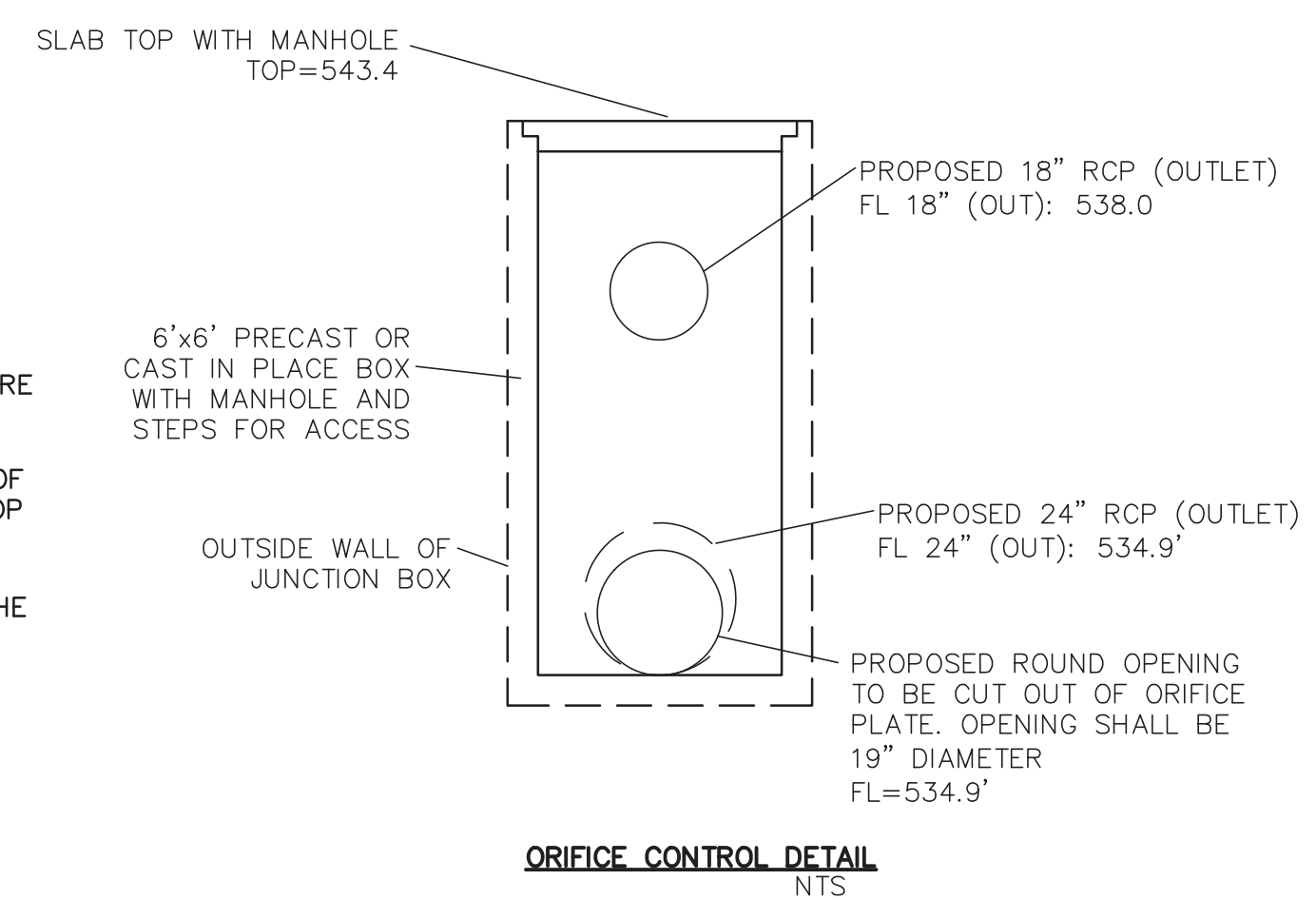
DETENTION POND DATA

STORM EVENT (YEAR)	EXISTING RUNOFF (INCLUDING OFFSITE) (CFS)	PROPOSED SITE RUNOFF (INCLUDING OFFSITE) (CFS)	DETENTION SYSTEM WATER SURFACE ELEVATION (FT)	RELEASE FROM 19" DIAMETER ORIFICE (CFS)	MAX RELEASE FROM 18" DIAMETER ORIFICE (CFS)	MAX RELEASE RATE FROM DETENTION (CFS)	BYPASS FLOW FROM THE SITE (CFS)	TOTAL RELEASE FROM THE SITE (CFS)	DETENTION VOLUME REQUIRED (CF)	DETENTION VOLUME PROVIDED (CF)
100	32.4	45.5	540.1	19.7	9.9	29.5	2.4	31.9	18585	18602
25	29.6	38.4	539.1	17.3	5.0	22.3	2.2	24.5	15310	15544
10	23.4	32.9	538.7	16.1	2.1	18.1	1.7	19.9	11997	13638
5	19.9	28.3	538.1	14.4	0.1	14.5	1.5	15.9	10275	11048



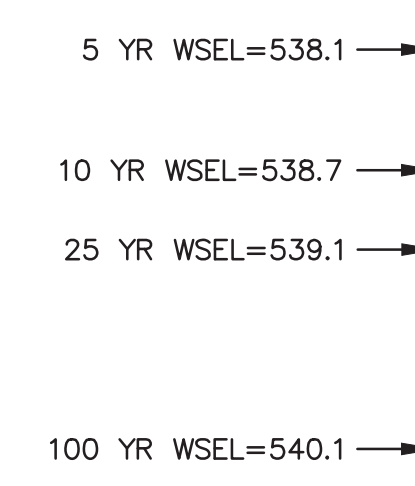
NOTE:
 ORIFICE EQUATION $Q=C*A*(2*G*H)^{0.5}$ WAS USED FOR THE DETENTION POND CALCULATIONS WITH A "C" VALUE OF 0.67

THE OUTLETS FOR THE DETENTION POND ARE 2 ORIFICES AT VARIOUS ELEVATIONS. THE BOTTOM ORIFICE IS 19" DIAMETER OPENING IN A STEEL PLATE BOLTED ON THE WALL OF THE CONCRETE JUNCTION BOX AND THE TOP ORIFICE IS AN 18" RCP OPENING. THE OUTLET PIPES FOR THE DETENTION POND ARE 18" AND 24" PIPES CONNECTED TO THE 6'x6' JUNCTION BOX.



GENERAL DETENTION POND DATA

Elevation (feet)	Storage (cubic-feet)	Primary (cfs)
535.0	0	0.0
535.2	53	0.2
535.4	250	0.8
535.6	613	1.8
535.8	1,137	3.0
536.0	1,767	4.5
536.2	2,478	6.0
536.4	3,251	7.4
536.6	4,076	8.5
536.8	4,941	9.5
537.0	5,839	10.4
537.2	6,761	11.3
537.4	7,702	12.0
537.6	8,654	12.8
537.8	9,611	13.4
538.0	10,566	14.1
538.2	11,515	14.9
538.4	12,449	16.1
538.6	13,363	17.6
538.8	14,249	19.4
539.0	15,100	21.2
539.2	15,906	23.2
539.4	16,657	24.9
539.6	17,339	26.4
539.8	17,933	27.7
540.0	18,407	29.0
540.2	18,690	30.2
540.4	18,821	31.3
540.6	18,850	32.4



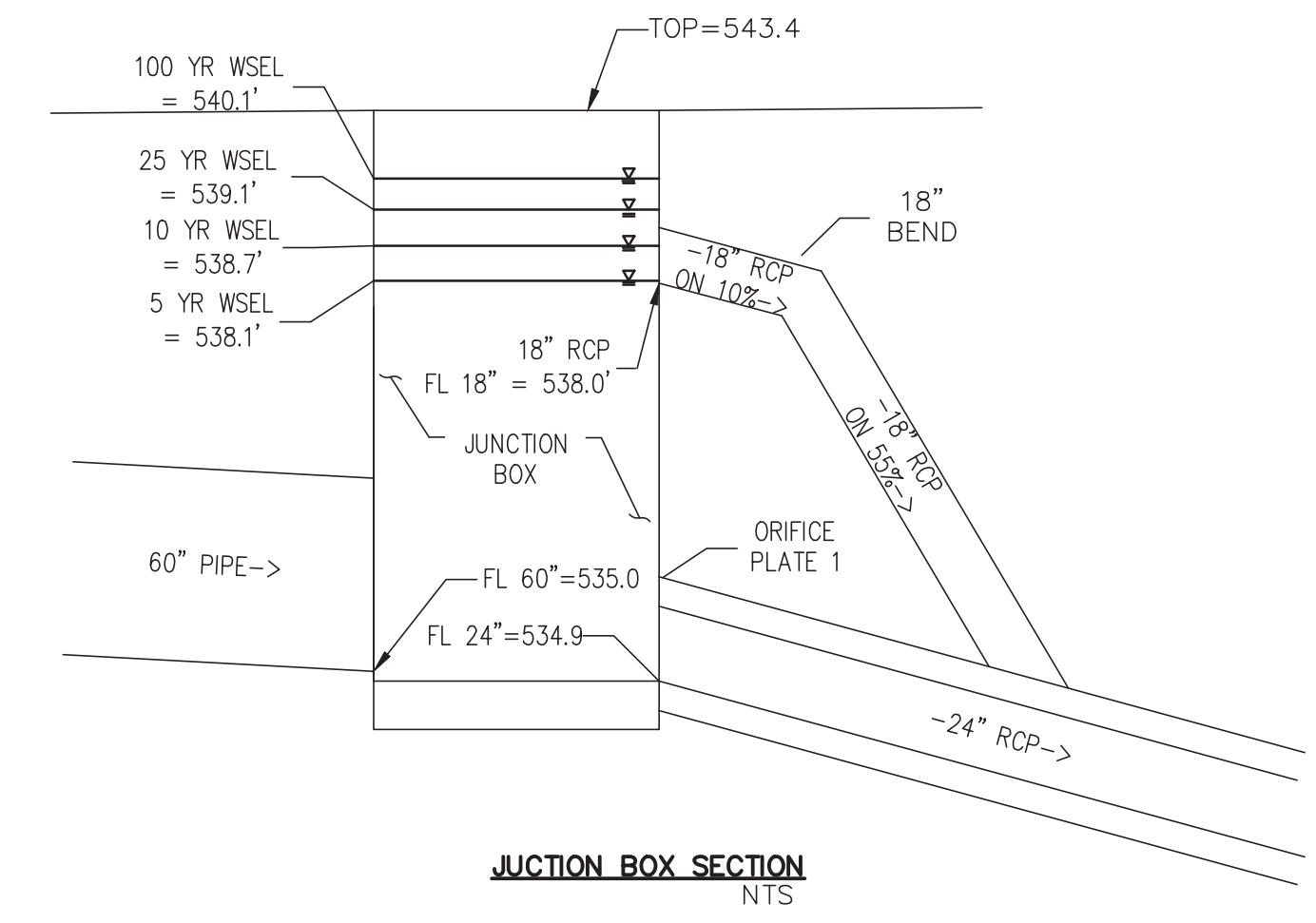
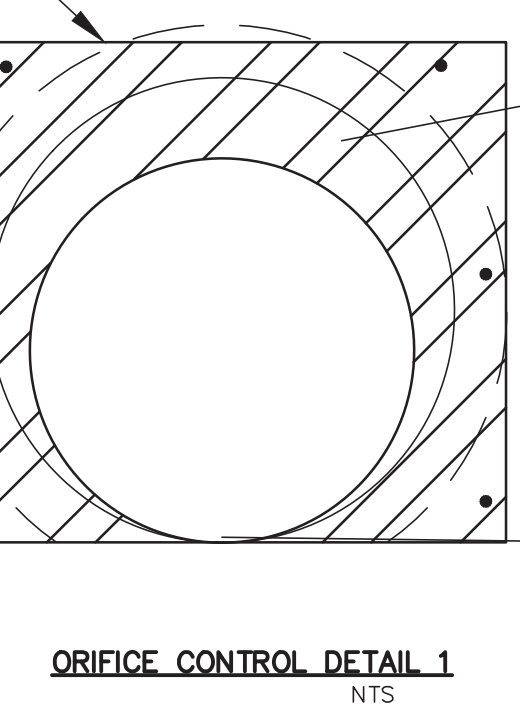
AS-BUILT

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REVISIONS

REV NO.	DATE	DESCRIPTION

DETENTION PLAN
 PLATINUM OFFICE PARK II ON T.L. TOWNSEND
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PLOT DATE	9/25/2023
DRAWING SCALE	1" = 10'
PROJECT NUMBER	CD19025
SHEET NUMBER	C11

BENCHMARK
 CITY OF ROCKWALL CONTROL MONUMENT #19
 ELEVATION= 600.68
 CONTRACTOR SHALL COORDINATE WITH THE SURVEYOR FOR SITE BENCHMARKS

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100 Year Storm Existing Conditions

Site
 C(site): 0.35
 T : 20 Min
 I : 8.3 In/Hr
 Area: 2.21 Acres
 Q : 6.42 CFS

Offsite (Pass Through)

C(Offsite): 0.9
 T : 10 Min
 I : 9.8 In/Hr
 Area: 2.94 Acres
 Q : 25.93 CFS

Total Runoff: 32.35 CFS

100 Year Storm Post Construction Conditions

Site
 C(site): 0.9
 T : 10 Min
 I : 9.8 In/Hr
 Area: 1.94 Acres
 Q : 17.11 CFS

Offsite (Pass Through)

C(Offsite): 0.9
 T : 10 Min
 I : 9.8 In/Hr
 Area: 2.94 Acres
 Q : 25.93 CFS

Total Runoff: 45.42 CFS
Allowed Release (-Bypass): 29.97 CFS

Offsite (Pass Through) areas: OS1, OS2, OS3, and OS4

25 Year Storm Existing Conditions

Site
 C(site): 0.35
 T : 20 Min
 I : 7.5 In/Hr
 Area: 2.21 Acres
 Q : 5.80 CFS

Offsite (Pass Through)

C(Offsite): 0.9
 T : 10 Min
 I : 9 In/Hr
 Area: 2.94 Acres
 Q : 23.81 CFS

Total Runoff: 29.62 CFS

25 Year Storm Post Construction Conditions

Site
 C(site): 0.9
 T : 10 Min
 I : 9 In/Hr
 Area: 1.94 Acres
 Q : 15.71 CFS

Offsite (Pass Through)

C(Offsite): 0.9
 T : 10 Min
 I : 9 In/Hr
 Area: 2.94 Acres
 Q : 23.81 CFS

Total Runoff: 41.72 CFS
Allowed Release (-Bypass): 27.43 CFS

Offsite (Pass Through) areas: OS1, OS2, OS3, and OS4

Duration (Min)	Intensity (In/Hr)	Developed + Offsite		Allowed		
		Flow (CFS)	Inflow (CF)	Outflow (CF)	Storage (CF)	Storage (Acre-Ft)
10	9.80	43.04	25,825	17,982	7,843	0.18
15	9.00	39.53	35,575	22,477	13,098	0.30
20	8.30	36.45	43,744	26,973	16,772	0.39
30	6.90	30.30	54,549	35,963	18,585	0.43
40	5.80	25.47	61,137	44,954	16,182	0.37
50	5.00	21.96	65,880	53,945	11,935	0.27
60	4.50	19.76	71,150	62,936	8,215	0.19
70	4.00	17.57	73,786	71,927	1,859	0.04
80	3.70	16.25	78,002	80,918	-2,916	-0.07
90	3.50	15.37	83,009	89,908	-6,900	-0.16
100	3.40	14.93	89,597	98,899	-9,302	-0.21
110	3.20	14.05	92,759	107,890	-15,131	-0.35

Duration (Min)	Intensity (In/Hr)	Developed + Offsite		Allowed		
		Flow (CFS)	Inflow (CF)	Outflow (CF)	Storage (CF)	Storage (Acre-Ft)
10	9.00	39.53	23,717	16,457	7,260	0.17
15	8.10	35.58	32,018	20,571	11,446	0.26
20	7.50	32.94	39,528	24,685	14,843	0.34
30	6.10	26.79	48,224	32,914	15,310	0.35
40	5.20	22.84	54,812	41,142	13,670	0.31
50	4.50	19.76	59,292	49,371	9,921	0.23
60	3.90	17.13	61,664	57,599	4,064	0.09
70	3.70	16.25	68,252	65,828	2,424	0.06
80	3.50	15.37	73,786	74,056	-271	-0.01
90	3.30	14.49	78,265	82,285	-4,019	-0.09
100	3.00	13.18	79,056	90,513	-11,457	-0.26
110	2.90	12.74	84,063	98,742	-14,679	-0.34

10 Year Storm Existing Conditions

Site
 C(site): 0.35
 T : 20 Min
 I : 5.9 In/Hr
 Area: 2.21 Acres
 Q : 4.56 CFS

Offsite (Pass Through)

C(Offsite): 0.9
 T : 10 Min
 I : 7.1 In/Hr
 Area: 2.94 Acres
 Q : 18.79 CFS

Total Runoff: 23.35 CFS

10 Year Storm Post Construction Conditions

Site
 C(site): 0.9
 T : 10 Min
 I : 7.1 In/Hr
 Area: 1.94 Acres
 Q : 12.40 CFS

Offsite (Pass Through)

C(Offsite): 0.9
 T : 10 Min
 I : 7.1 In/Hr
 Area: 2.94 Acres
 Q : 18.79 CFS

Total Runoff: 32.91 CFS
Allowed Release (-Bypass): 21.62 CFS

Offsite (Pass Through) areas: OS1, OS2, OS3, and OS4

5 Year Storm Existing Conditions

Site
 C(site): 0.35
 T : 20 Min
 I : 4.9 In/Hr
 Area: 2.21 Acres
 Q : 3.79 CFS

Offsite (Pass Through)

C(Offsite): 0.9
 T : 10 Min
 I : 6.1 In/Hr
 Area: 2.94 Acres
 Q : 16.14 CFS

Total Runoff: 19.93 CFS

5 Year Storm Post Construction Conditions

Site
 C(site): 0.9
 T : 10 Min
 I : 6.1 In/Hr
 Area: 1.94 Acres
 Q : 10.65 CFS

Offsite (Pass Through)

C(Offsite): 0.9
 T : 10 Min
 I : 6.1 In/Hr
 Area: 2.94 Acres
 Q : 16.14 CFS

Total Runoff: 28.27 CFS
Allowed Release (-Bypass): 18.45 CFS

Offsite (Pass Through) areas: OS1, OS2, OS3, and OS4

Duration (Min)	Intensity (In/Hr)	Developed + Offsite		Allowed		
		Flow (CFS)	Inflow (CF)	Outflow (CF)	Storage (CF)	Storage (Acre-Ft)
10	7.10	31.18	18,710	12,975	5,735	0.13
15	6.50	28.55	25,693	16,219	9,474	0.22
20	5.90	25.91	31,095	19,462	11,633	0.27
30	4.80	21.08	37,947	25,950	11,997	0.28
40	4.00	17.57	42,163	32,437	9,726	0.22
50	3.50	15.37	46,116	38,925	7,191	0.17
60	3.00	13.18	47,434	45,412	2,021	0.05
70	2.80	12.30	51,650	51,900	-250	-0.01
80	2.60	11.42	54,812	58,387	-3,575	-0.08
90	2.50	10.98	59,292	64,875	-5,583	-0.13
100	2.40	10.54	63,245	71,362	-8,118	-0.19
110	2.30	10.10	66,671	77,850	-11,179	-0.26

Duration (Min)	Intensity (In/Hr)	Developed + Offsite		Allowed		
		Flow (CFS)	Inflow (CF)	Outflow (CF)	Storage (CF)	Storage (Acre-Ft)
10	6.10	26.79	16,075	11,069	5,006	0.11
15	5.50	24.16	21,740	13,836	7,904	0.18
20	4.90	21.52	25,825	16,604	9,221	0.21
30	4.10	18.01	32,413	22,138	10,275	0.24
40	3.40	14.93	35,839	27,673	8,166	0.19
50	2.80	12.30	36,893	33,207	3,686	0.08
60	2.60	11.42	41,109	38,742	2,367	0.05
70	2.40	10.54	44,271	44,276	-5	0.00
80	2.30	10.10	48,488	49,811	-1,323	-0.03
90	2.10	9.22	49,805	55,345	-5,540	-0.13
100	1.90	8.34	50,069	60,880	-10,811	-0.25
110	1.80	7.91	52,177	66,414	-14,237	-0.33

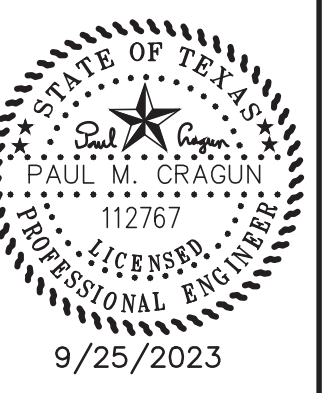
DRAINAGE NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS EXCEPT AS NOTED HEREIN OR APPROVED BY THE CITY.
 2. DURING THE CONSTRUCTION OF THE STORM AND DETENTION POND IMPROVEMENTS, ANY INTERPRETATION OF THE CITY'S STANDARD DETAILS AND SPECIFICATIONS MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THEIR DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.

NOTE:
 CITY DESIGN STANDARDS/NOTES SHALL BE USED FOR THE CONSTRUCTION OF THIS PROJECT

NOTE:
 -BYPASS DRAINAGE AREAS ARE AREAS "I", "J", AND "K".
 -OFFSITE (PASS THROUGH) DRAINAGE AREAS ARE "OS1", "OS2", "OS3", AND "OS4".

Cumulus Design
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 Tel. 214-235-0367



DETENTION CALCULATIONS
 PLATINUM OFFICE PARK II ON T.L. TOWNSEND
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PLOT DATE	9/25/2023
DRAWING SCALE	
PROJECT NUMBER	CD19025
SHEET NUMBER	C12

**!!! CAUTION !!!
 UNDERGROUND UTILITIES**

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

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

REVISIONS		
REV NO.	DATE	DESCRIPTION

AS-BUILT

NOTE: THESE AS BUILT PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY THE CONTRACTOR AND A POST CONSTRUCTION SURVEY.



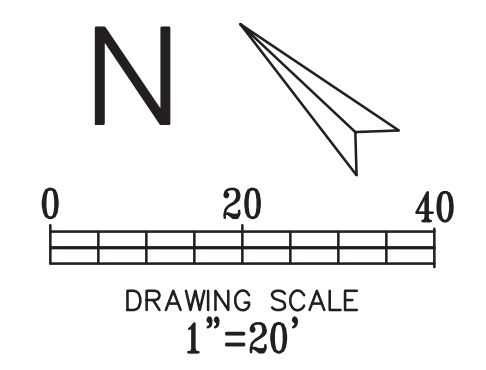
CITY OF ROCKWALL CONTROL MONUMENT #19
 ELEVATION= 600.68

CONTRACTOR SHALL COORDINATE WITH THE SURVEYOR FOR SITE BENCHMARKS



WATER AND WASTEWATER PLAN
 PLATINUM OFFICE PARK II ON T.L. TOWNSEND
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PLOT DATE	9/25/2023
DRAWING SCALE	1" = 20'
PROJECT NUMBER	CD19025
SHEET NUMBER	C13



LEGEND

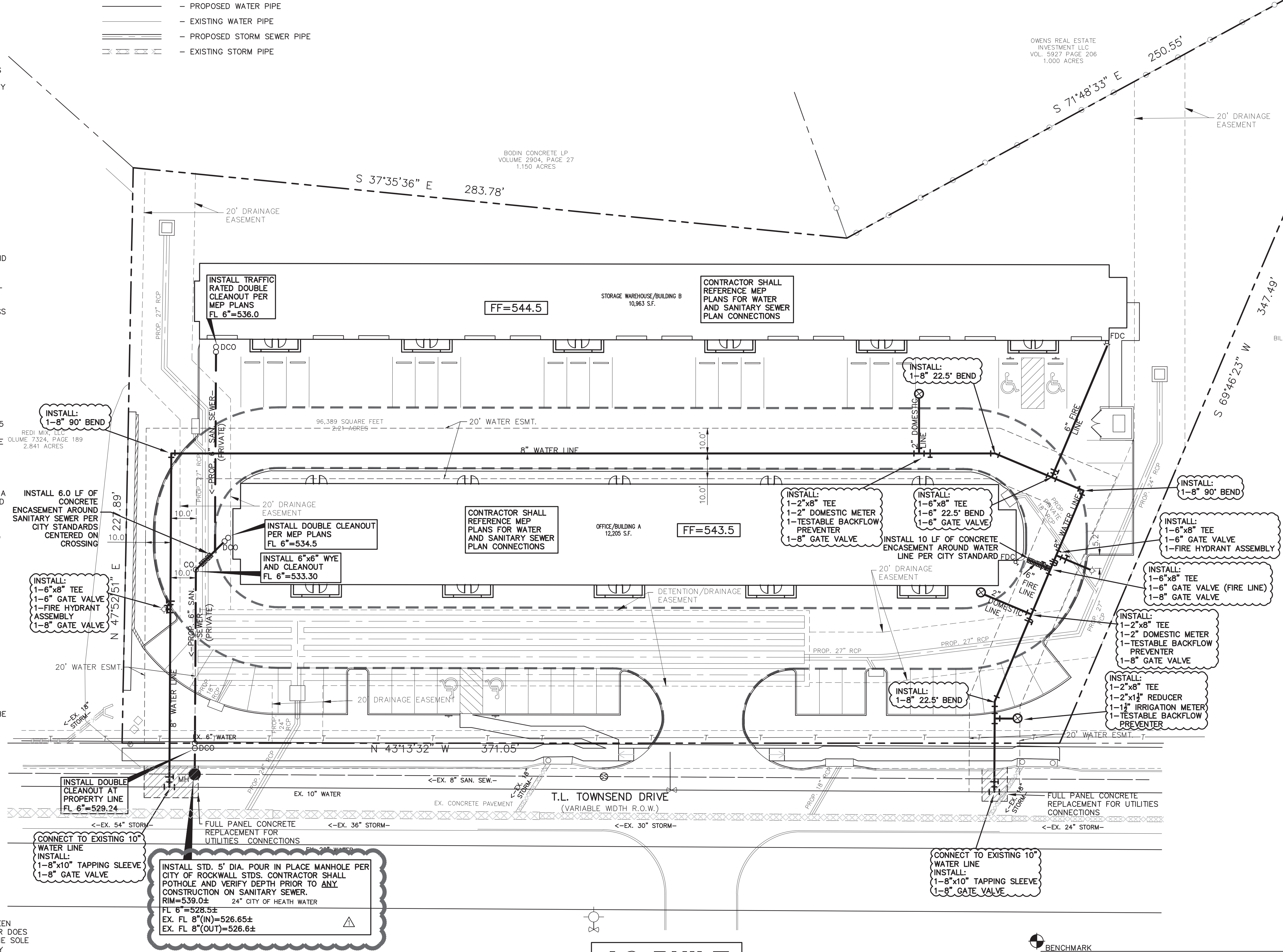
	- EXISTING CURB
	- PROPOSED CURB
	- PROPOSED SANITARY SEWER PIPE
	- EXISTING SANITARY SEWER PIPE
	- PROPOSED SANITARY SEWER CLEANOUT
	- PROPOSED WATER PIPE
	- EXISTING WATER PIPE
	- PROPOSED STORM SEWER PIPE
	- EXISTING STORM PIPE

GENERAL NOTES

1. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THESE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR, PRIOR TO CONSTRUCTION, MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES AND SHALL BE RESPONSIBLE FOR CONTACTING ALL FRANCHISE AND MUNICIPAL UTILITIES. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF FINAL GRADE AND/OR PAVEMENT. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE AND SHALL BE APPROVED BY THE OWNER. SAID EXISTING IMPROVEMENTS INCLUDE BERMS, DITCHES, FENCES, VEGETABLE, ETC.
3. DURING THE CONSTRUCTION OF THIS PROJECT, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE RESOLVED BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE, WHICH ARE MADE DURING THE BIDDING PHASE, WILL HAVE NO BEARING ON THE DECISION.
4. ANY UTILITY TEST THAT FAILS TO MEET CITY/STATE REQUIREMENTS SHALL BE RE-TESTED AT THE CONTRACTOR'S EXPENSE. ALL PARTIES WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
5. CONCRETE BLOCKING SHALL BE PROVIDED ON WATER MAINS AT ALL TEES, WYES, BENDS, CROSSES AND FIRE HYDRANTS. ALL CONCRETE FOR BLOCKING SHALL BE MINIMUM 3000 PSI CONCRETE. POLYETHYLENE WRAP SHALL BE INSTALLED AROUND ALL DUCTILE IRON FITTINGS AND VALVES. THE WRAP SHALL HAVE AN 8 MIL THICKNESS AND BE WRAPPED AND HELD IN PLACE BY 2" WIDE PLASTIC BACKED ADHESIVE TAPE (POLYKEN 900, SCOTCHRAP NO. 50 OR EQUAL). THE WRAP SHALL BE INSTALLED WITHOUT BREAKS, TEARS OR HOLES IN THE FILM.
6. ALL WATER MAINS 12" AND SMALLER SHALL BE PVC A.W.W.A. C900, DR-14, CLASS 200 WATER PIPE.
7. ALL TAPPING SLEEVES, VALVES AND VALVE BOXES, FITTINGS AND THRUST BLOCKING SHALL BE PER THE DESIGN AND SPECIFICATIONS.
8. ALL MATERIALS, CONSTRUCTION, TESTING AND WORKMANSHIP SHALL CONFORM TO CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
9. WATER LINES CROSSING UNDER STORM SEWER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 24" OR AS GOVERNED BY TCEQ. PARALLEL WATER LINES SHALL BE AT LEAST 9" CLEAR HORIZONTALLY TO SANITARY SEWER LINES AND MANHOLES. WHERE MINIMUM CLEARANCE CANNOT BE ACHIEVED, WATER LINES SHALL BE ENCASED BY A MINIMUM 6" 3000 PSI (MIN. 5.5 SACK) CONCRETE TO 10' EITHER SIDE OF UTILITY CROSSING. WHERE WATER LINES CROSS CREEKS OR DITCHES, THE WATER LINE SHALL BE PROTECTED BY CONCRETE ENCASEMENT AT LEAST 10' PAST THE EMBANKMENT SLOPE ON EACH SIDE.
10. ANY PLUMBING INSTALLED OUTSIDE OF R.O.W. OR AN EASEMENT SHALL BE INSTALLED BY A LICENSED PLUMBER AND INSPECTED BY BUILDING INSPECTIONS.
11. ALL WATER LINES SHALL BE STERILIZED AND PRESSURE TESTED TO 200 PSI FOR A 3-HOUR CONTINUOUS PERIOD OR LONGER PER CITY STANDARDS. ALL TESTING AND STERILIZATION SHALL MEET OR EXCEED CITY SPECIFICATIONS.
12. ALL SANITARY SEWER PIPES 4" TO 15" SHALL BE PVC SDR 35 MEETING ASTM D3034 AND HAVE RUBBER GASKET JOINTS. ALL SANITARY SEWER PIPES 18" AND LARGER SHALL BE PVC MEETING ASTM F679.
13. ALL SANITARY SEWER LINES SHALL BE TESTED FOR INFILTRATION AND EXFILTRATION IN ACCORDANCE WITH STANDARDS. TV INSPECTIONS, LOW PRESSURE AIR TESTING, VACUUM TESTING OF THE MANHOLES, AND MANDREL TESTING ARE REQUIRED ON ALL SEWER LINES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING ANY REQUIRED TRENCH SAFETY PLAN OR TRAFFIC CONTROL PLAN.
15. MECHANICAL JOINT VALVES AND FITTINGS AND ALL PIPE JOINTS LESS THAN 20 FEET FROM A VALVE OR FITTING SHALL BE EQUIPPED WITH JOINT RESTRAINT DEVICES. RESTRAINT DEVICES SHALL BE EBAA IRON, 2000 PV SERIES OR APPROVED EQUAL.
16. CONCRETE THRUST BLOCKING SHALL NOT BE REQUIRED ON FITTINGS WHERE MECHANICAL JOINT RESTRAINTS ARE USED, EXCEPT THAT DEAD-END LINES SHALL BE BLOCKED.
17. CONTRACTOR SHALL INSTALL LOCATING TAPE ON TOP OF ALL NEW UTILITY INSTALLATION. TAPE SHALL BE A MINIMUM OF 5.0 MIL OVERALL THICKNESS AND BE A MINIMUM OF 3" WIDE. CONTRACTOR SHALL USE STANDARD INDUSTRY COLORS FOR THE INSTALLATION (BLUE FOR WATER LINES, GREEN FOR SANITARY SEWER, ORANGE FOR COMMUNICATION, ETC.)
18. THE FIRE LINE, FDC LINE (IF APPLICABLE) AND ALL FIRE APERTURES SHALL BE DESIGN AND PERMITTED THROUGH THE JURISDICTIONAL AUTHORITY BY A STATE LICENSED FIRE SPRINKLER DESIGNER/CONTRACTOR. THE FIRE LINE IS SHOWN FOR REFERENCE ONLY.
19. WATER MAINS SHALL HAVE BLUE EMS LOCATOR PADS EVERY 250', CHANGE IN DIRECTION, VALVE, CURB STOP, AND SERVICE CONNECTION TO MAIN WATER MAIN.
20. GREEN EMS LOCATOR PAD IS TO BE INSTALLED AT EVERY MANHOLE, CLEANOUT, AND SERVICE CONNECTION TO THE WASTEWATER MAIN.
21. NO TREES SHALL BE PLANTED WITHIN 5' HORIZONTALLY FROM ANY PUBLIC UTILITIES.
22. ALL MANHOLES TO BE RAVEN LINED OR APPROVED EQUAL.

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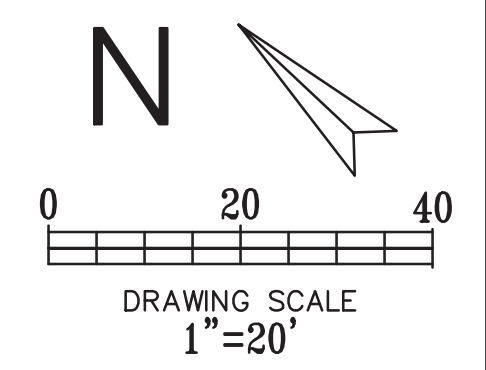


REVISIONS

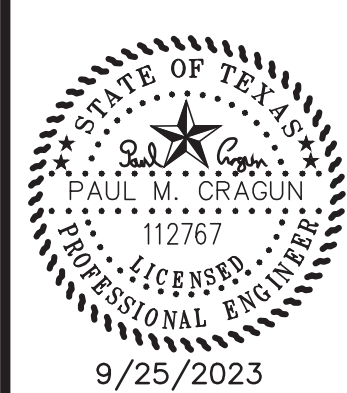
REV. NO.	DATE	DESCRIPTION
△	9/14/2022	WATER AND WASTEWATER PLAN REV1

AS-BUILT

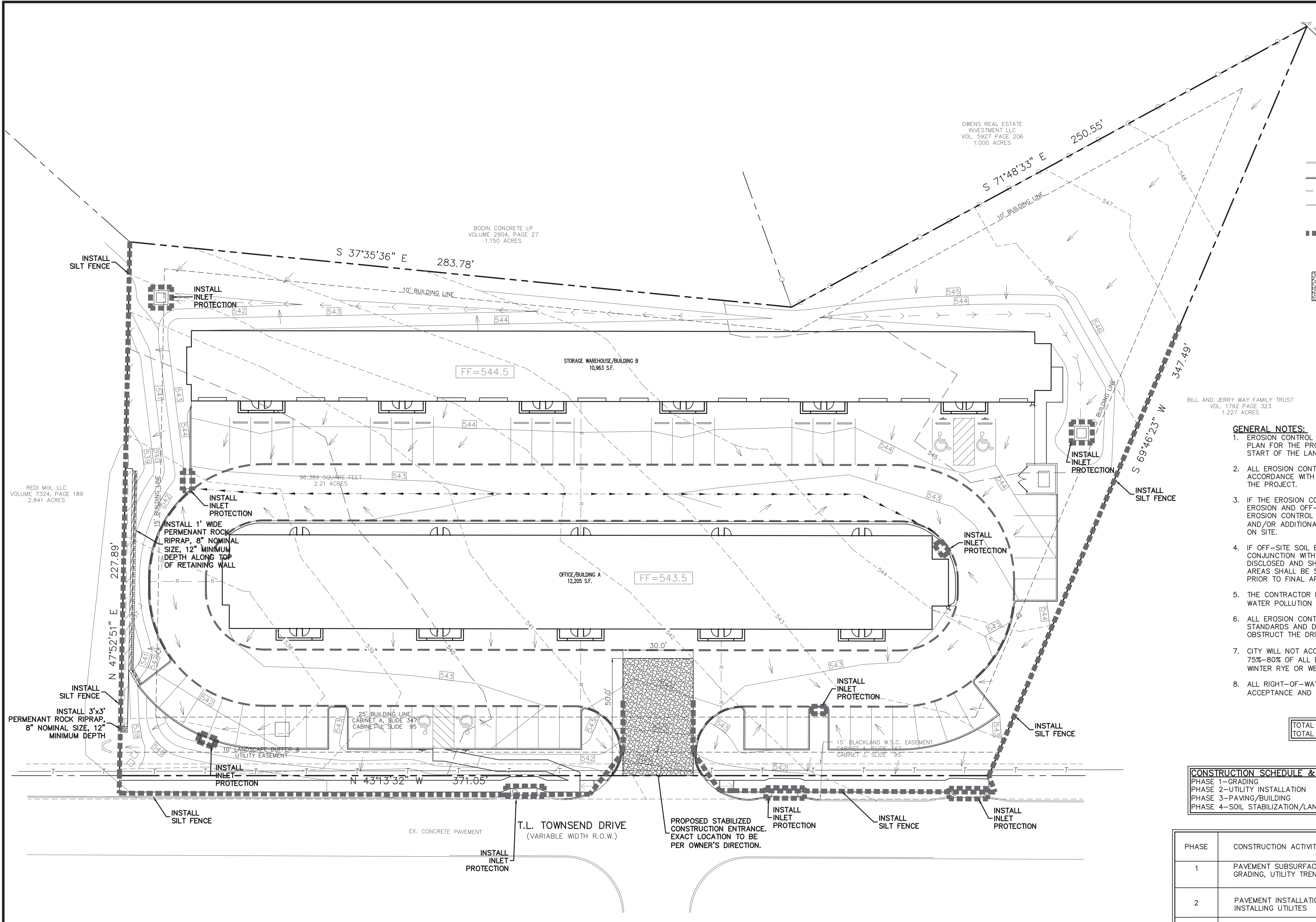
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EROSION CONTROL PLAN
 PLATINUM OFFICE PARK II ON T.L. TOWNSEND
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS



LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW ARROW
- SILT FENCE
- INLET PROTECTION
- CONSTRUCTION ENTRANCE

BILL AND JERRY WAY FAMILY TRUST
 VOL. 1792 PAGE 323
 1.227 ACRES

GENERAL NOTES:

- EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF THE LAND DISTURBING ACTIVITIES ON THE PROJECT.
- ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
- IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENT FROM THE PROJECT THE EROSION CONTROL PLAN WILL BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
- IF OFF-SITE SOIL BORROW OR SPOIL SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. THESE AREAS SHALL BE STABILIZED WITH PERMANENT GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE STORM WATER POLLUTION AND PREVENTION PLAN (SWPPP) IF REQUIRED.
- ALL EROSION CONTROL IN THE CITY R.O.W SHALL BE PER CITY STANDARDS AND DETAILS. AT NO TIMES SHALL INLET PROTECTION OBSTRUCT THE DRIVING LANE.
- CITY WILL NOT ACCEPT THE PROJECT OR RELEASE TCO/CO UNTIL 75%-80% OF ALL DISTURBED AREA IS COVERED WITH GRASS (NOT WINTER RYE OR WEEDS) THAT IS A MINIMUM 1" TALL.
- ALL RIGHT-OF-WAYS MUST BE SODDED PRIOR TO CITY ACCEPTANCE AND TCO/CO.

TOTAL SITE AREA=2.21 ACRES
 TOTAL DISTURBED AREA=±2.10 ACRES

CONSTRUCTION SCHEDULE & PHASING PLAN:

PHASE 1-GRADING
PHASE 2-UTILITY INSTALLATION
PHASE 3-PAVING/BUILDING
PHASE 4-SOIL STABILIZATION/LANDSCAPING

PHASE	CONSTRUCTION ACTIVITIES	BMP UTILIZED
1	PAVEMENT SUBSURFACE GRADING, UTILITY TRENCHING	SILT FENCE, TRIANGULAR SEDIMENT DIKE STABILIZED CONSTRUCTION ENTRANCE
2	PAVEMENT INSTALLATION, INSTALLING UTILITIES	SILT FENCE, TRIANGULAR SEDIMENT DIKE, INLET PROTECTION STABILIZED CONSTRUCTION ENTRANCE
3	FINAL GRADING AND BACKFILL	SILT FENCE, TRIANGULAR SEDIMENT DIKE, INLET PROTECTION, SOD STABILIZED CONSTRUCTION ENTRANCE
4	CONSTRUCTION COMPLETION	SOD, REMOVE BMPS

BENCHMARK
 CITY OF ROCKWALL CONTROL MONUMENT #19
 ELEVATION= 600.68
 CONTRACTOR SHALL COORDINATE WITH THE SURVEYOR FOR SITE BENCHMARKS

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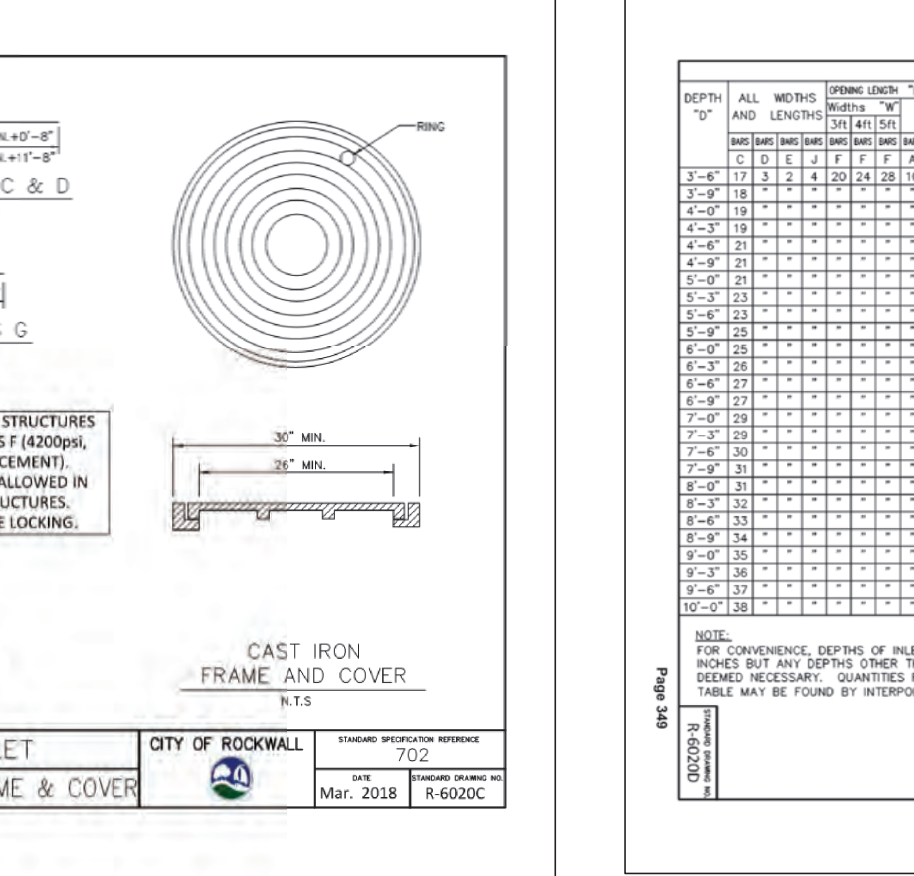
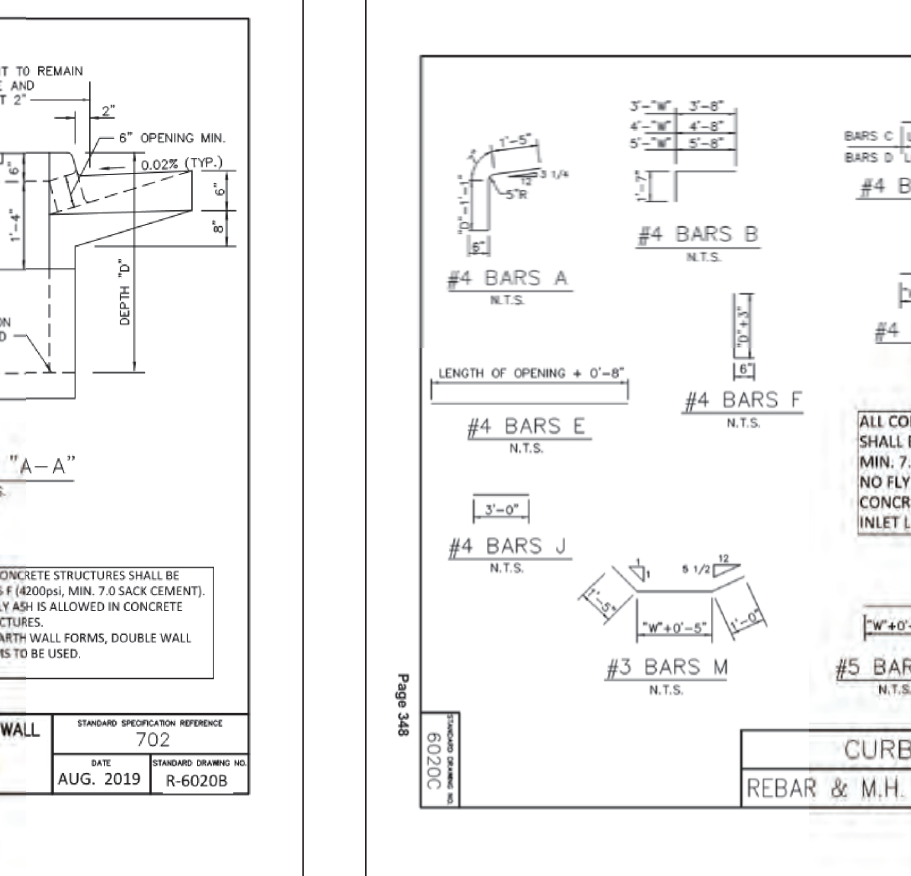
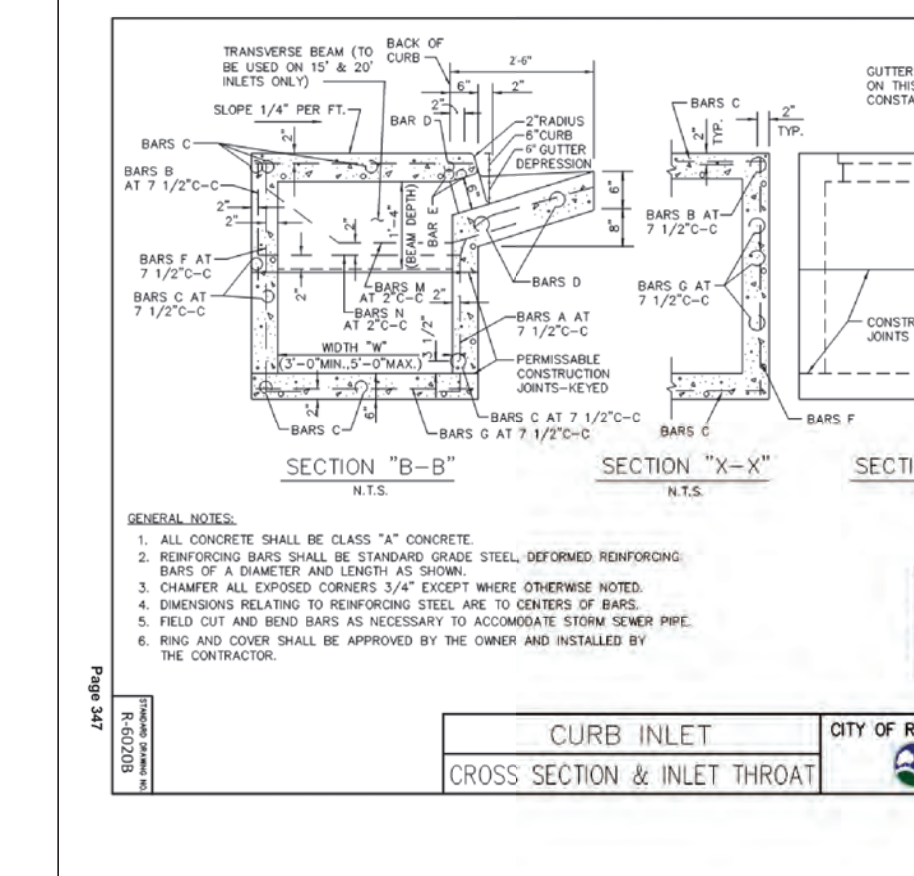
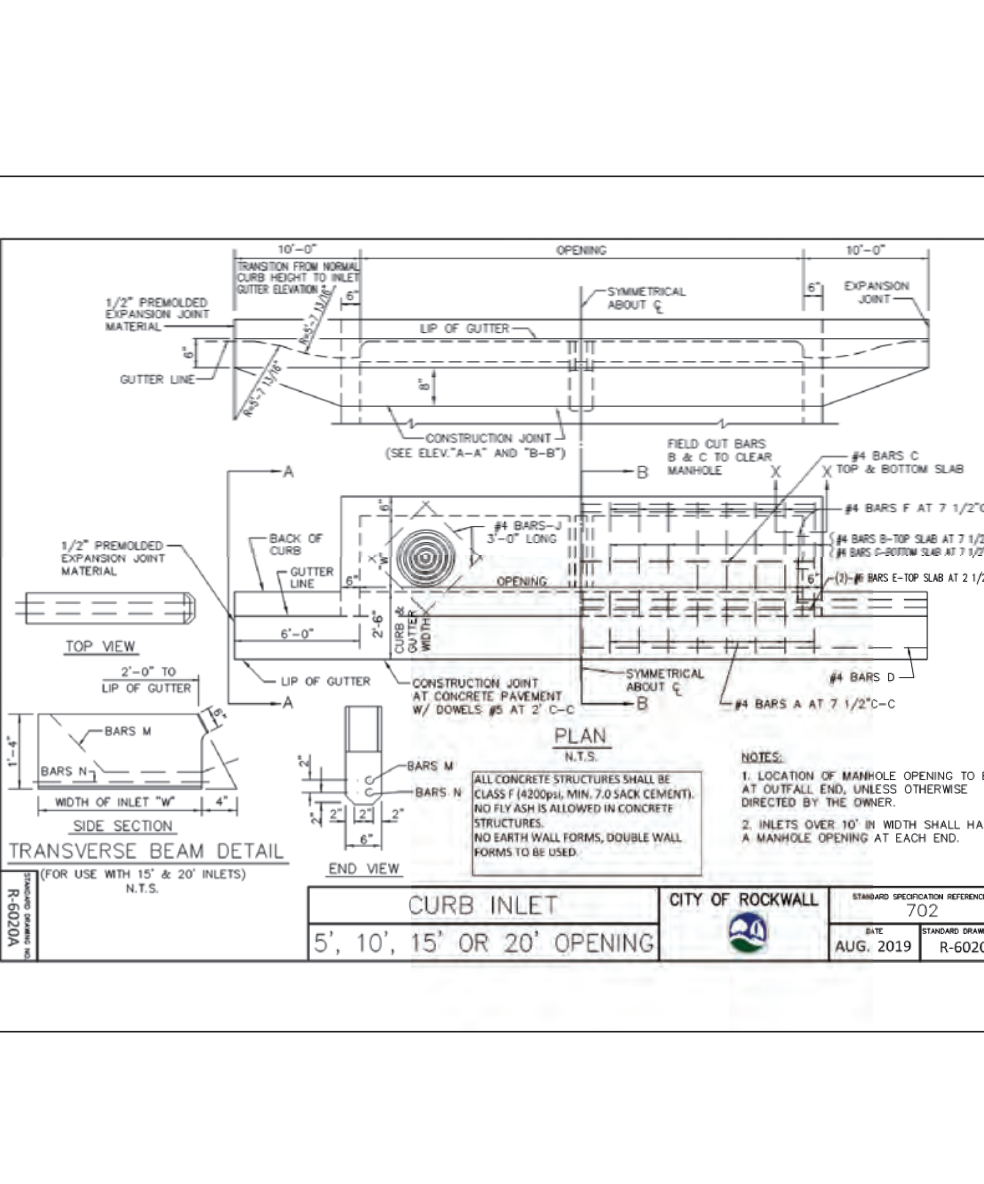
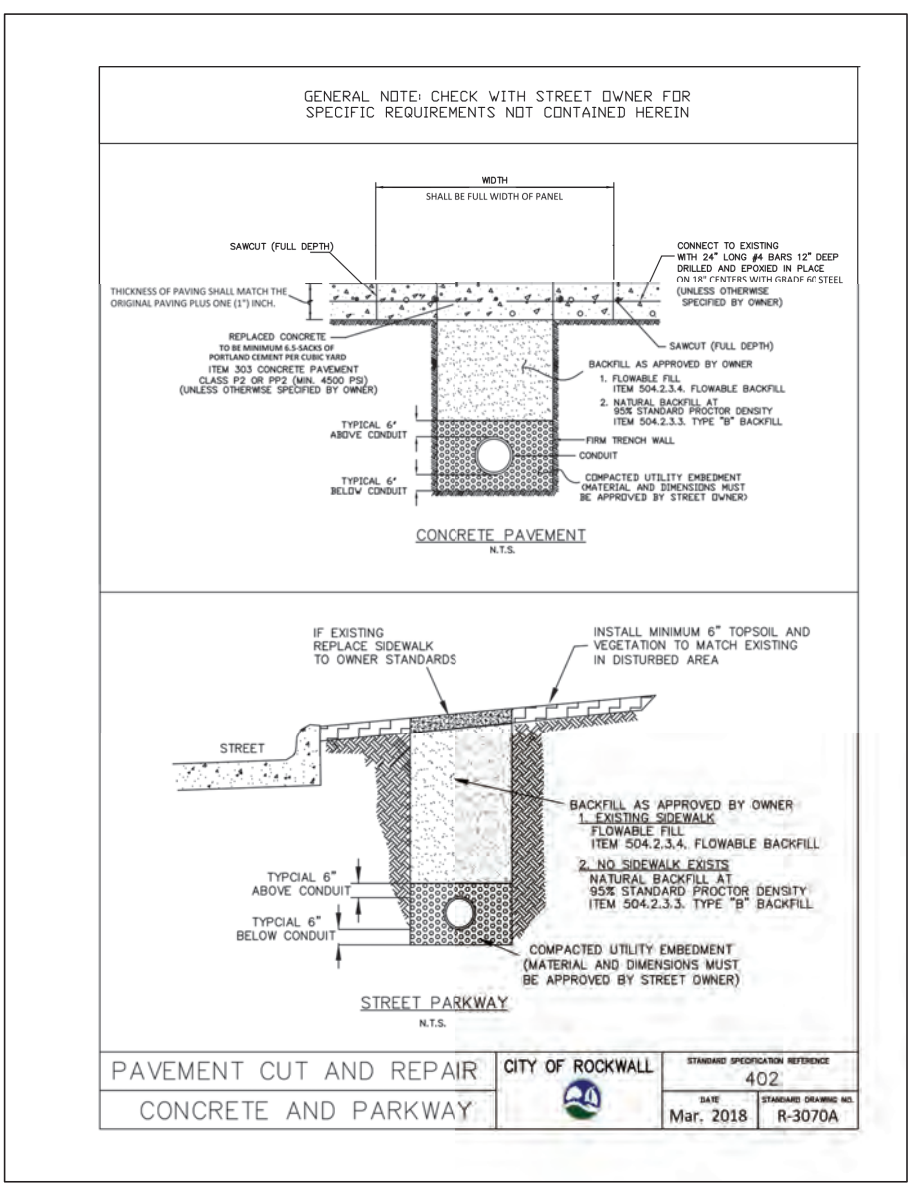
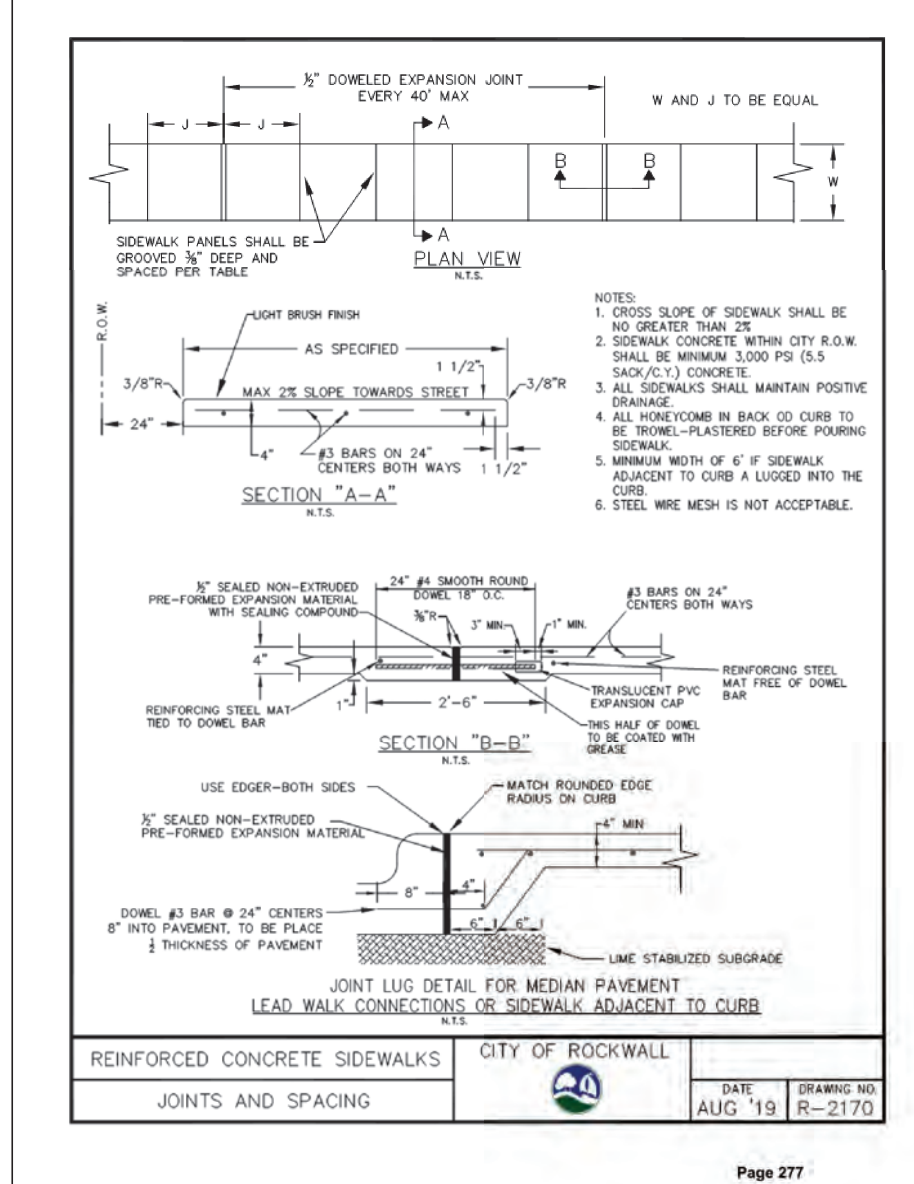
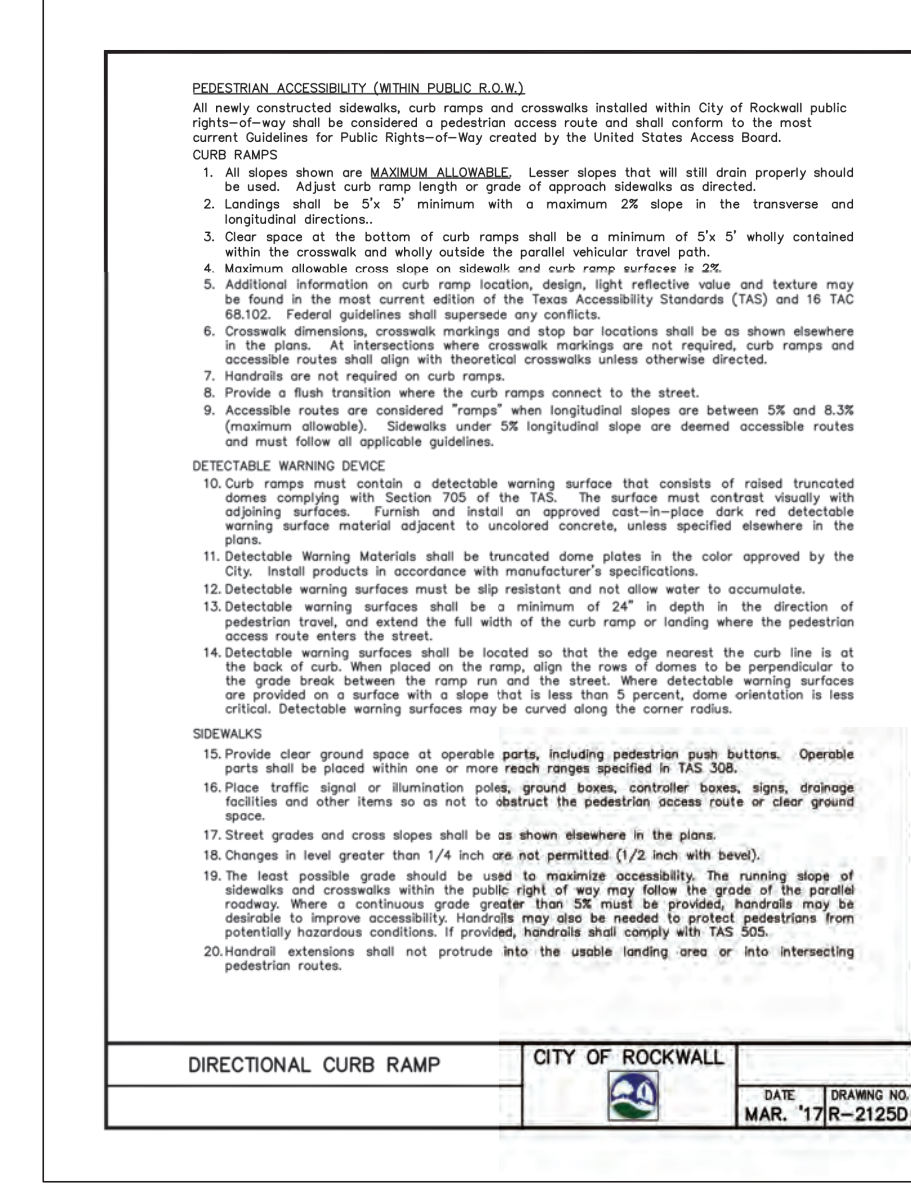
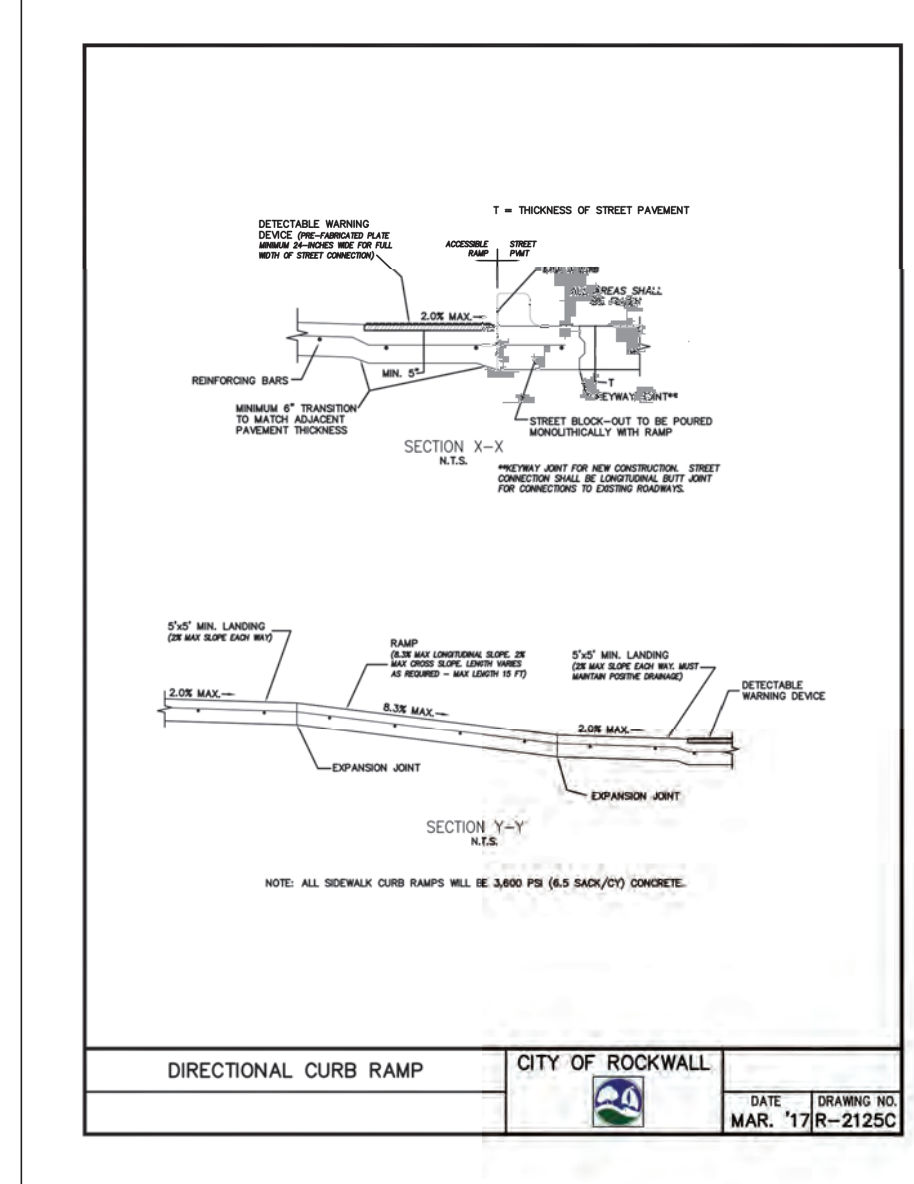
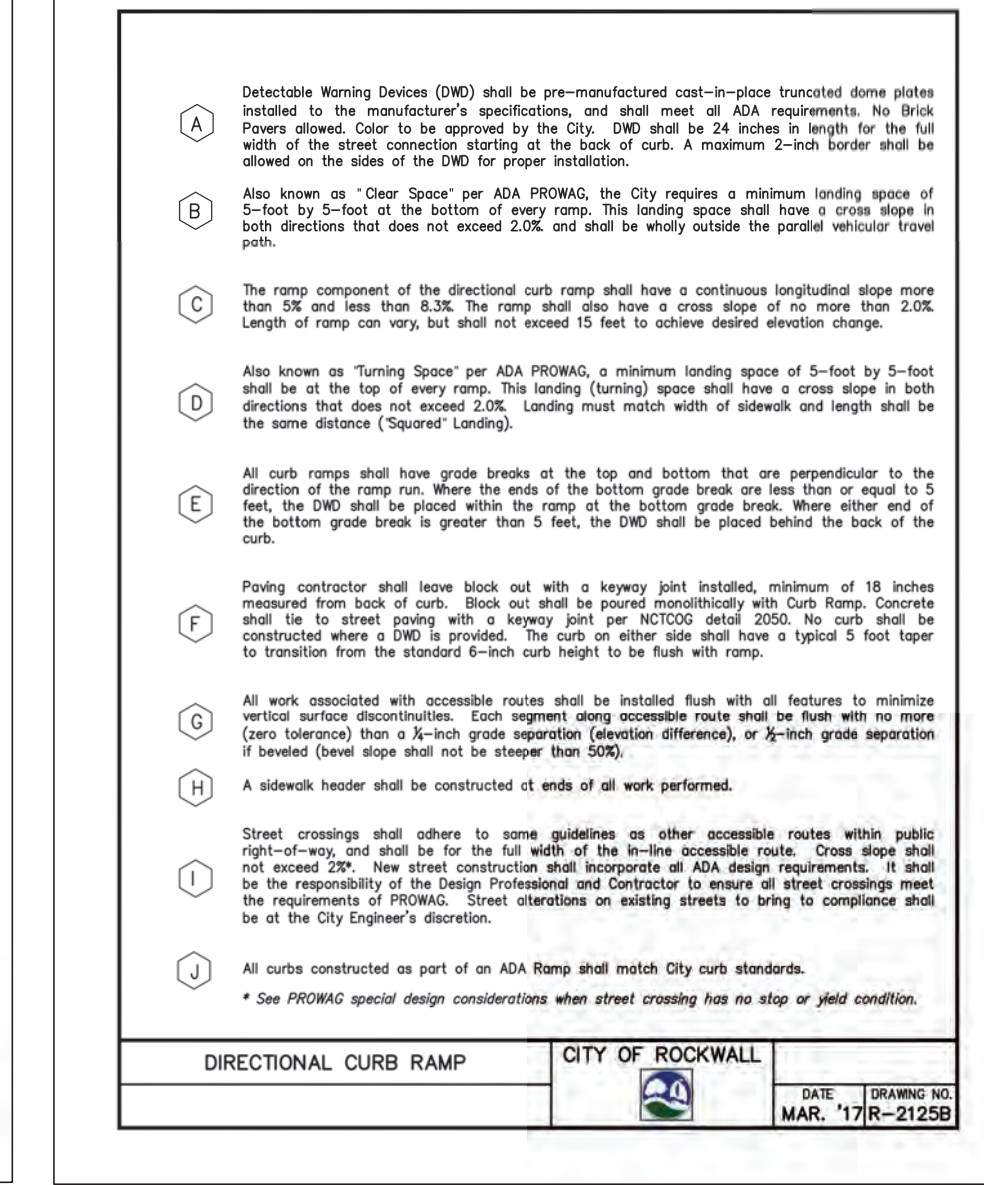
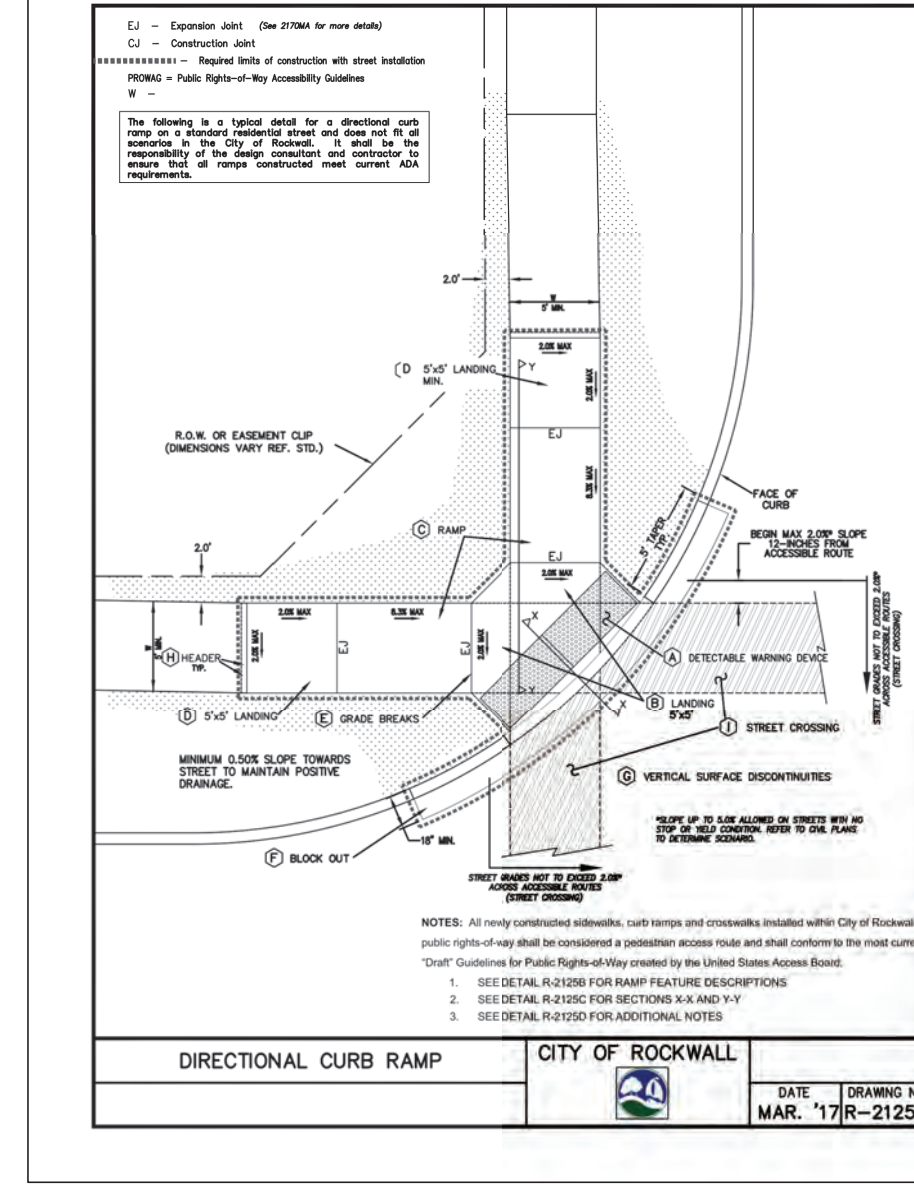
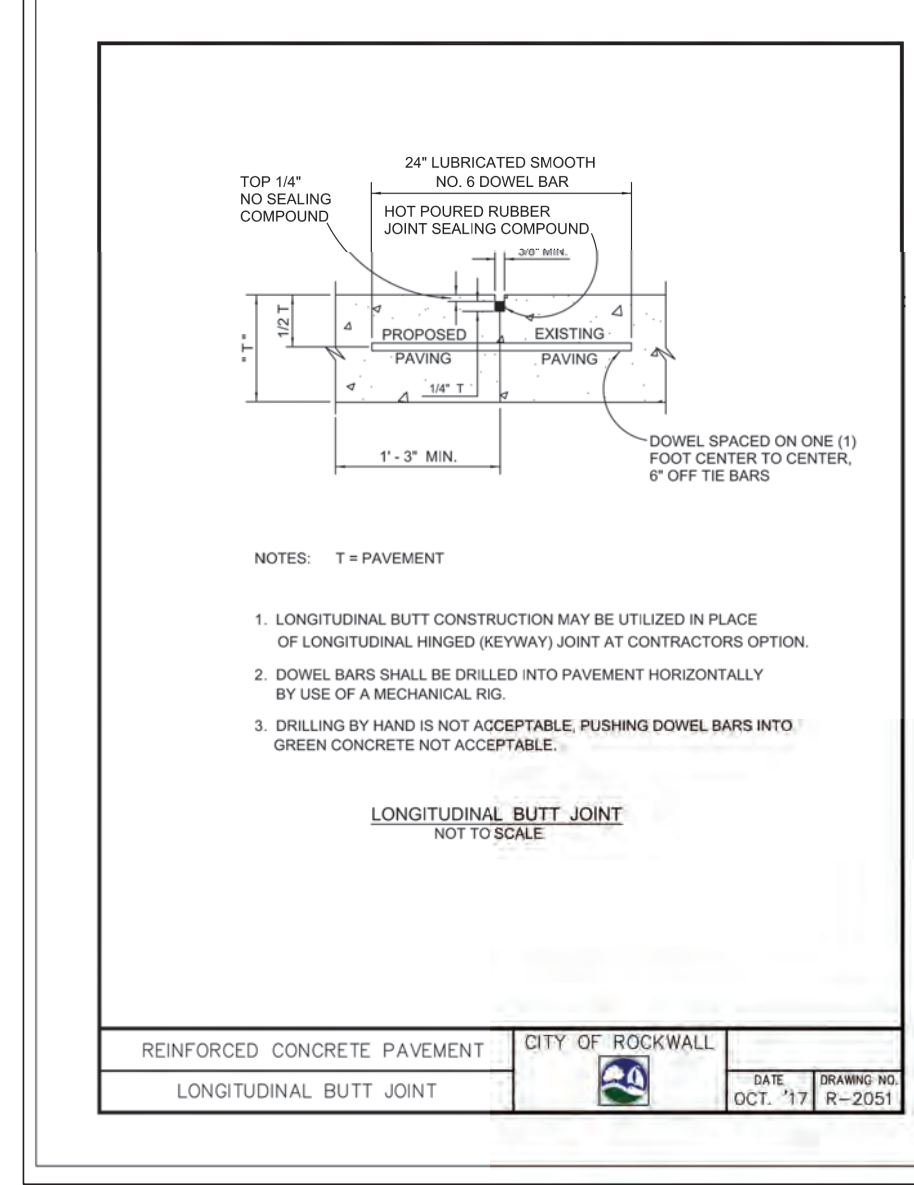
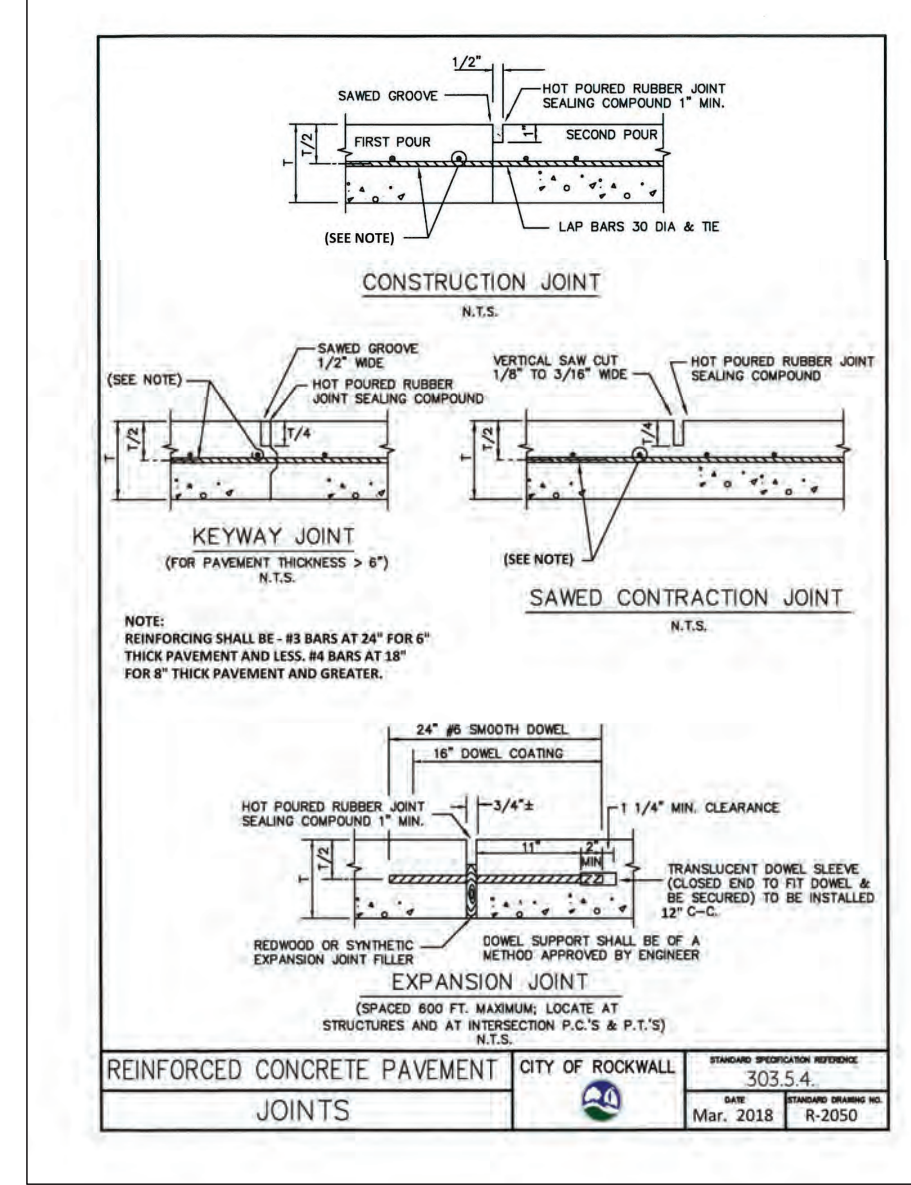
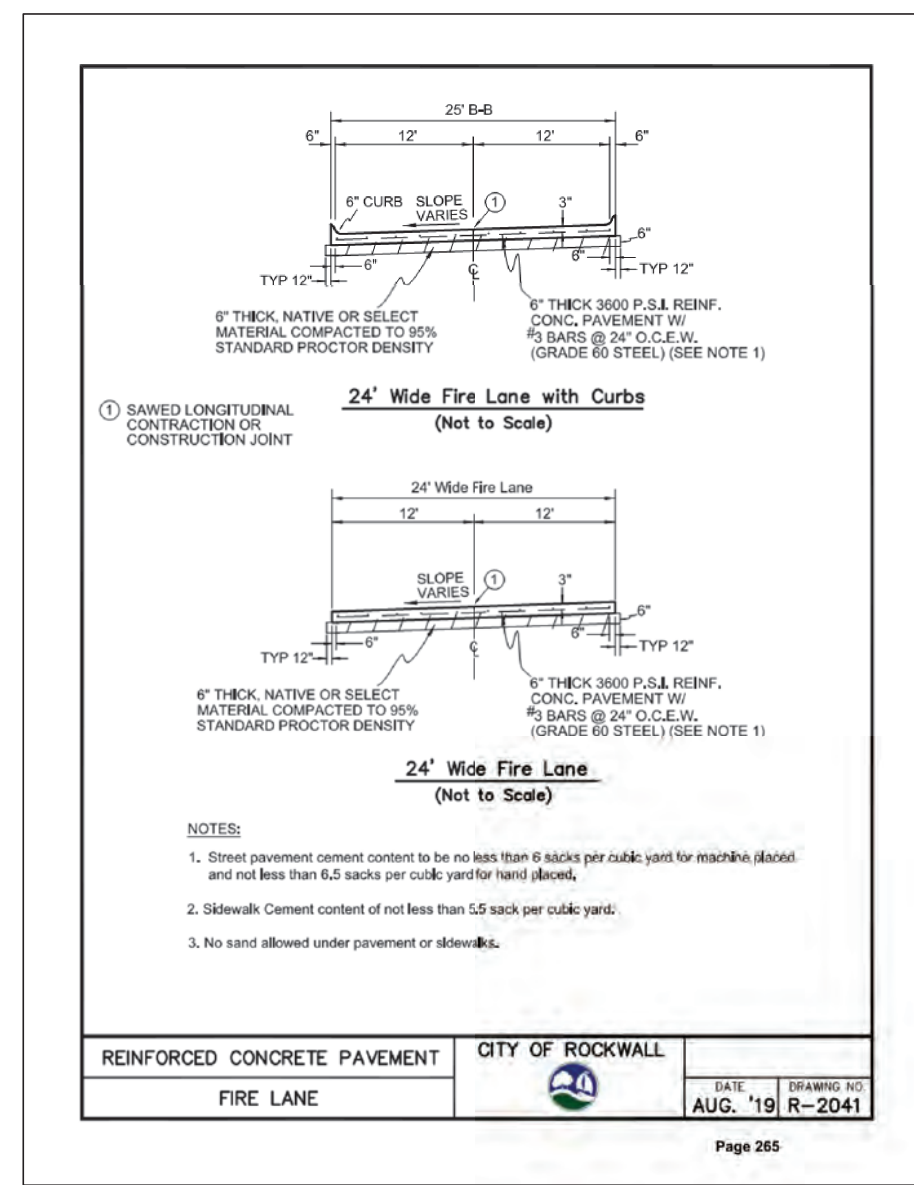
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REVISIONS		
REV. NO.	DATE	DESCRIPTION

AS-BUILT

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BILL OF REINFORCING STEEL

DEPTH	NO. OF BARS	LENGTH	WEIGHT	NO. OF BARS	LENGTH	WEIGHT	NO. OF BARS	LENGTH	WEIGHT
1'-0"	1	1.00	1.10	1	1.00	1.10	1	1.00	1.10
1'-6"	1	1.50	1.65	1	1.50	1.65	1	1.50	1.65
2'-0"	1	2.00	2.20	1	2.00	2.20	1	2.00	2.20
2'-6"	1	2.50	2.75	1	2.50	2.75	1	2.50	2.75
3'-0"	1	3.00	3.30	1	3.00	3.30	1	3.00	3.30
3'-6"	1	3.50	3.85	1	3.50	3.85	1	3.50	3.85
4'-0"	1	4.00	4.40	1	4.00	4.40	1	4.00	4.40
4'-6"	1	4.50	4.95	1	4.50	4.95	1	4.50	4.95
5'-0"	1	5.00	5.50	1	5.00	5.50	1	5.00	5.50
5'-6"	1	5.50	6.05	1	5.50	6.05	1	5.50	6.05
6'-0"	1	6.00	6.60	1	6.00	6.60	1	6.00	6.60
6'-6"	1	6.50	7.15	1	6.50	7.15	1	6.50	7.15
7'-0"	1	7.00	7.70	1	7.00	7.70	1	7.00	7.70
7'-6"	1	7.50	8.25	1	7.50	8.25	1	7.50	8.25
8'-0"	1	8.00	8.80	1	8.00	8.80	1	8.00	8.80
8'-6"	1	8.50	9.35	1	8.50	9.35	1	8.50	9.35
9'-0"	1	9.00	9.90	1	9.00	9.90	1	9.00	9.90
9'-6"	1	9.50	10.45	1	9.50	10.45	1	9.50	10.45
10'-0"	1	10.00	11.00	1	10.00	11.00	1	10.00	11.00

REINFORCED CONCRETE SIDEWALKS CITY OF ROCKWALL
BILL OF REINFORCING STEEL
DATE: MAR. 2018 R-6000D
DRAWING NO. R-6000D

SUMMARY OF QUANTITIES FOR CURB INLETS

DEPTH	NO. OF BARS	LENGTH	WEIGHT	NO. OF BARS	LENGTH	WEIGHT	NO. OF BARS	LENGTH	WEIGHT
1'-0"	1	1.00	1.10	1	1.00	1.10	1	1.00	1.10
1'-6"	1	1.50	1.65	1	1.50	1.65	1	1.50	1.65
2'-0"	1	2.00	2.20	1	2.00	2.20	1	2.00	2.20
2'-6"	1	2.50	2.75	1	2.50	2.75	1	2.50	2.75
3'-0"	1	3.00	3.30	1	3.00	3.30	1	3.00	3.30
3'-6"	1	3.50	3.85	1	3.50	3.85	1	3.50	3.85
4'-0"	1	4.00	4.40	1	4.00	4.40	1	4.00	4.40
4'-6"	1	4.50	4.95	1	4.50	4.95	1	4.50	4.95
5'-0"	1	5.00	5.50	1	5.00	5.50	1	5.00	5.50
5'-6"	1	5.50	6.05	1	5.50	6.05	1	5.50	6.05
6'-0"	1	6.00	6.60	1	6.00	6.60	1	6.00	6.60
6'-6"	1	6.50	7.15	1	6.50	7.15	1	6.50	7.15
7'-0"	1	7.00	7.70	1	7.00	7.70	1	7.00	7.70
7'-6"	1	7.50	8.25	1	7.50	8.25	1	7.50	8.25
8'-0"	1	8.00	8.80	1	8.00	8.80	1	8.00	8.80
8'-6"	1	8.50	9.35	1	8.50	9.35	1	8.50	9.35
9'-0"	1	9.00	9.90	1	9.00	9.90	1	9.00	9.90
9'-6"	1	9.50	10.45	1	9.50	10.45	1	9.50	10.45
10'-0"	1	10.00	11.00	1	10.00	11.00	1	10.00	11.00

REINFORCED CONCRETE SIDEWALKS CITY OF ROCKWALL
SUMMARY OF QUANTITIES
DATE: MAR. 2018 R-6000E
DRAWING NO. R-6000E

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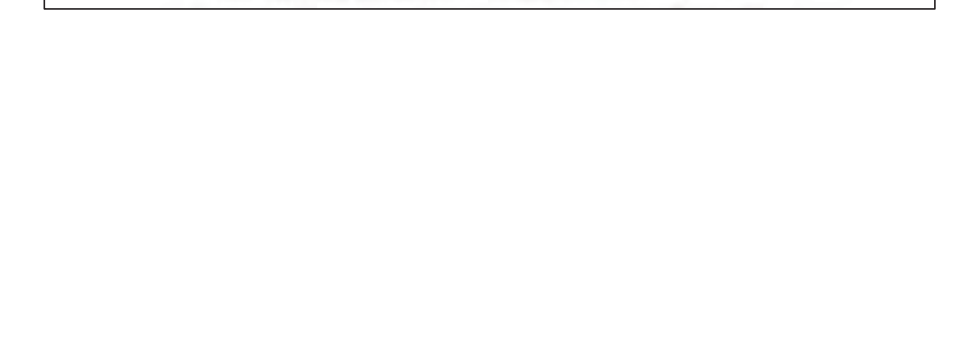
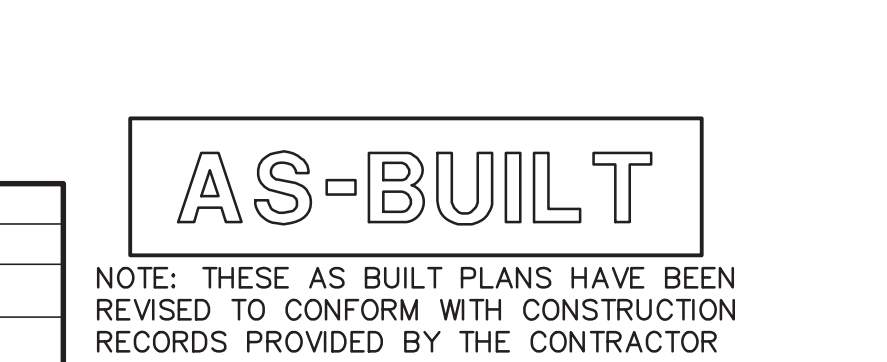
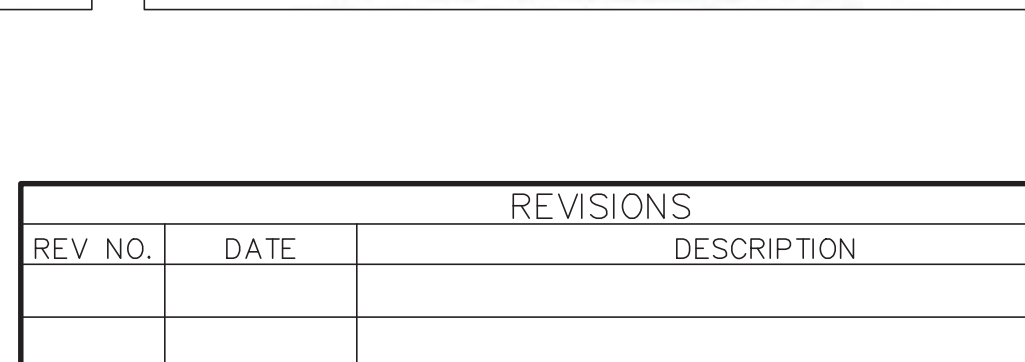
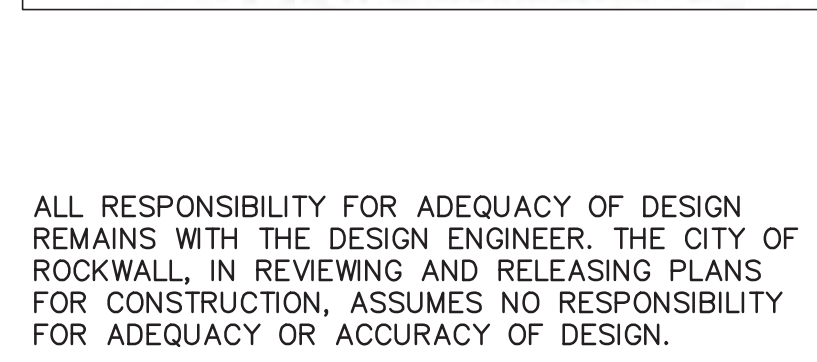
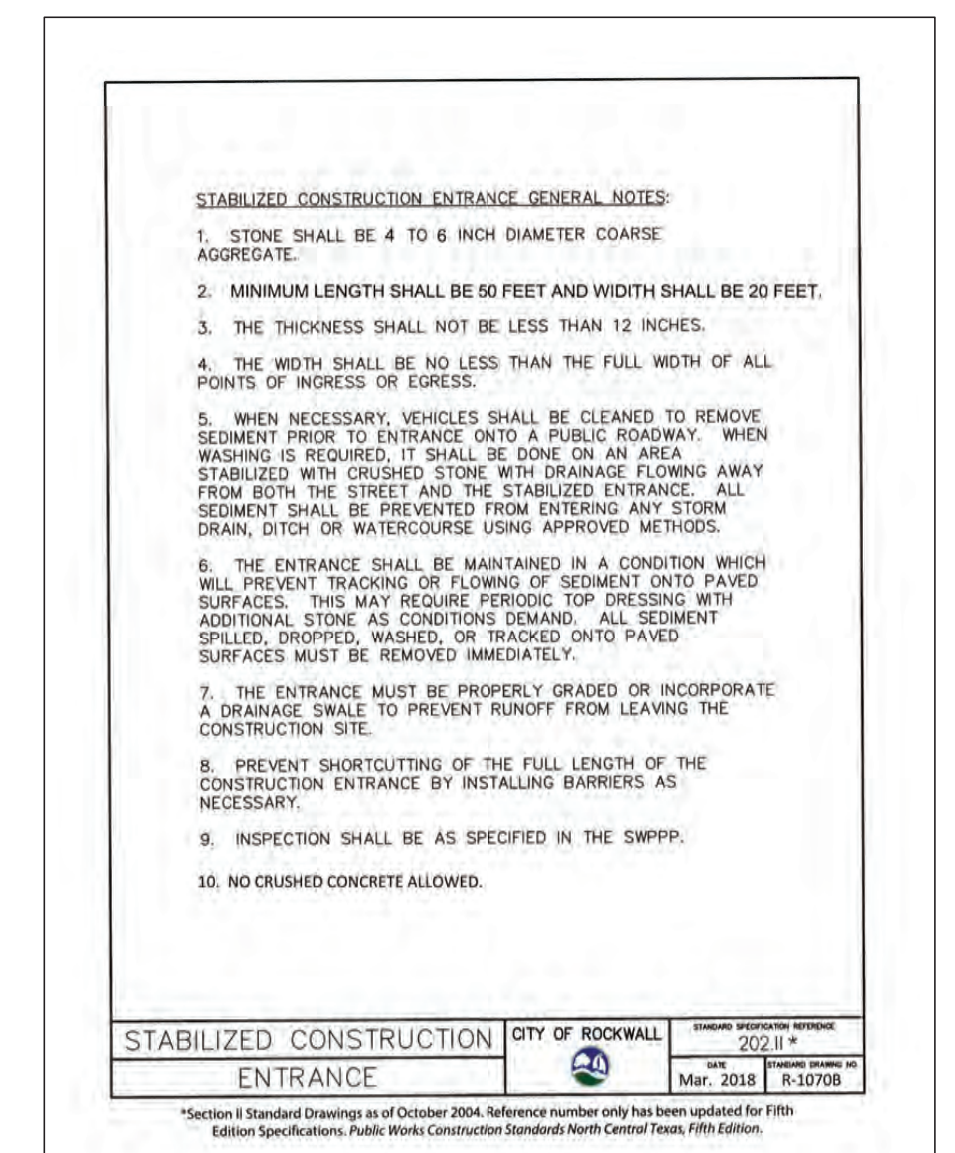
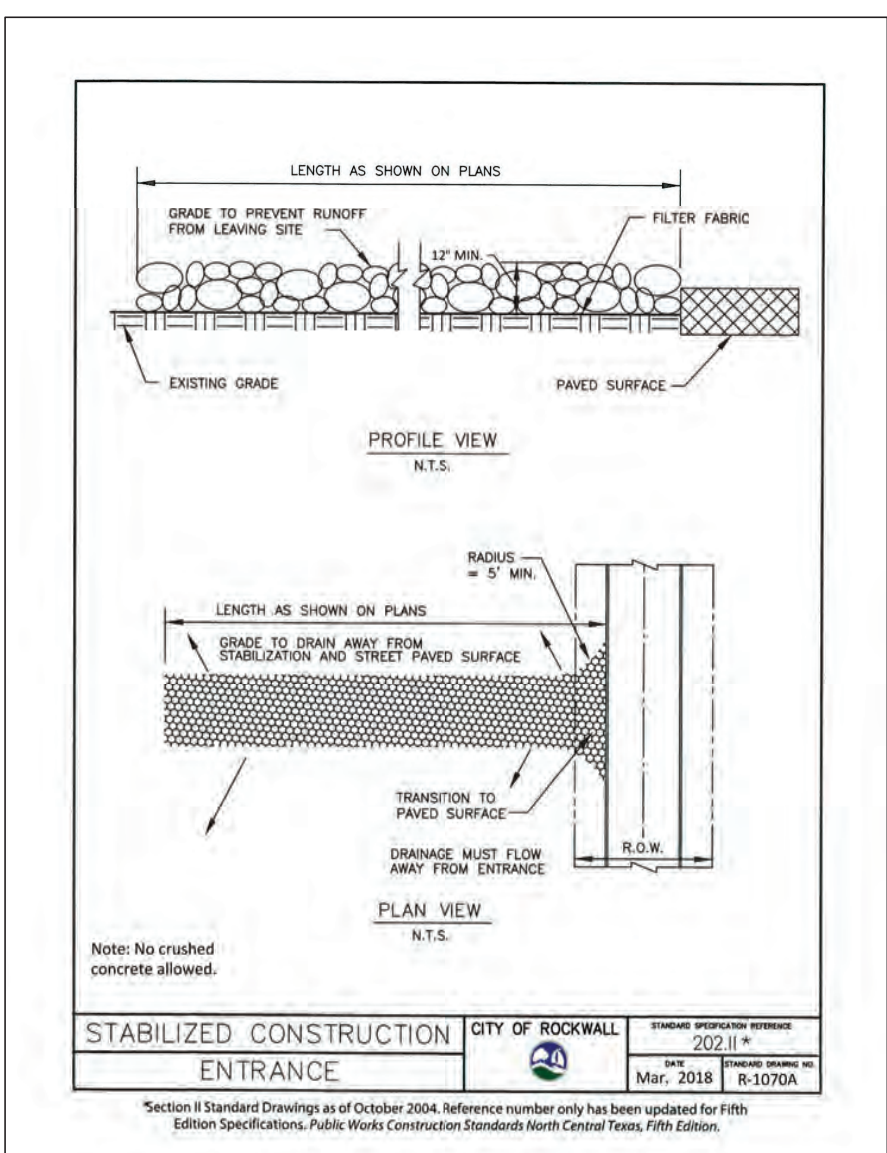
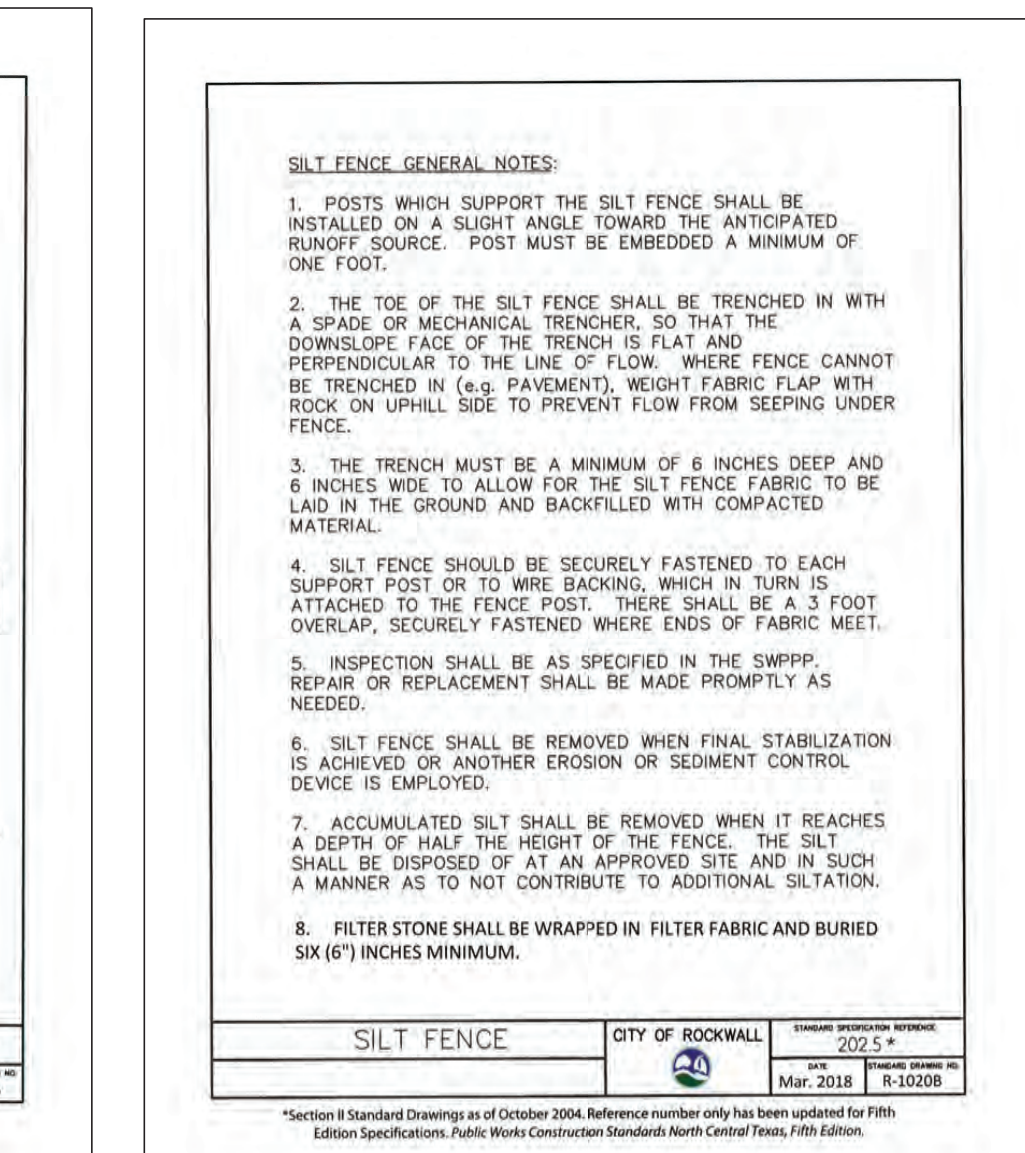
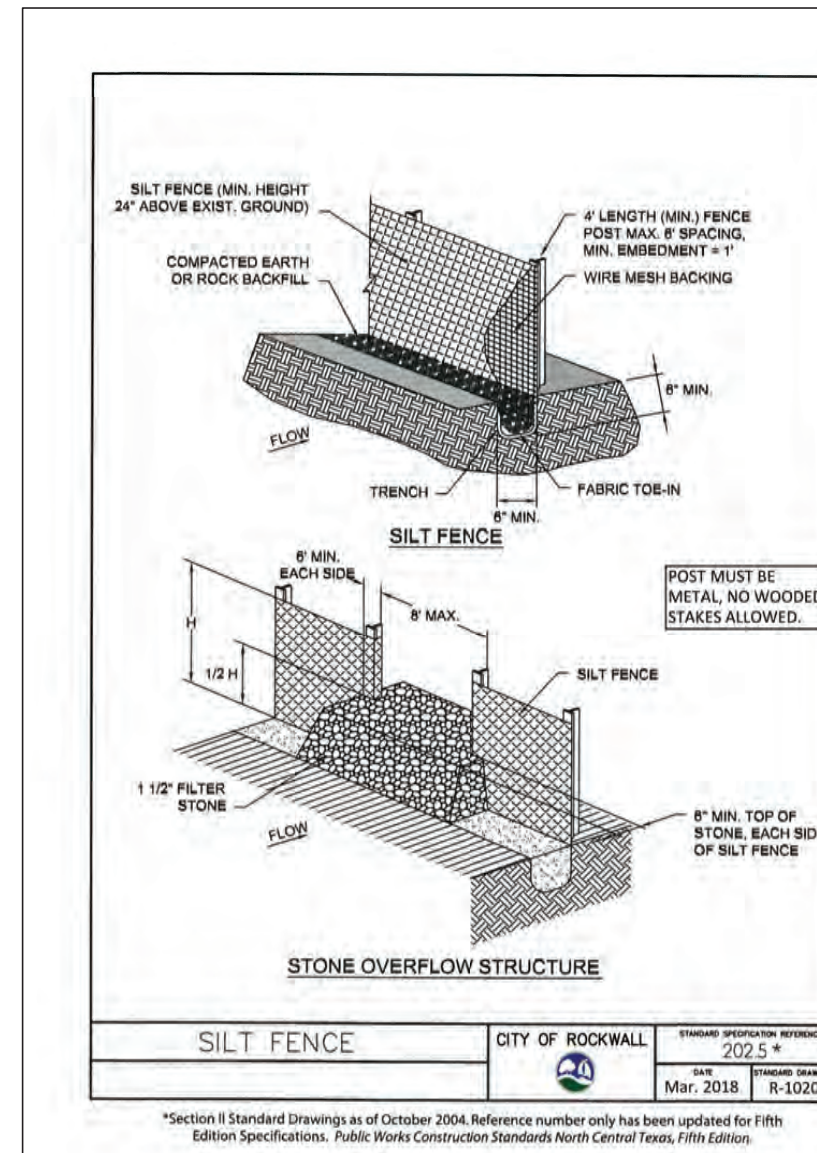
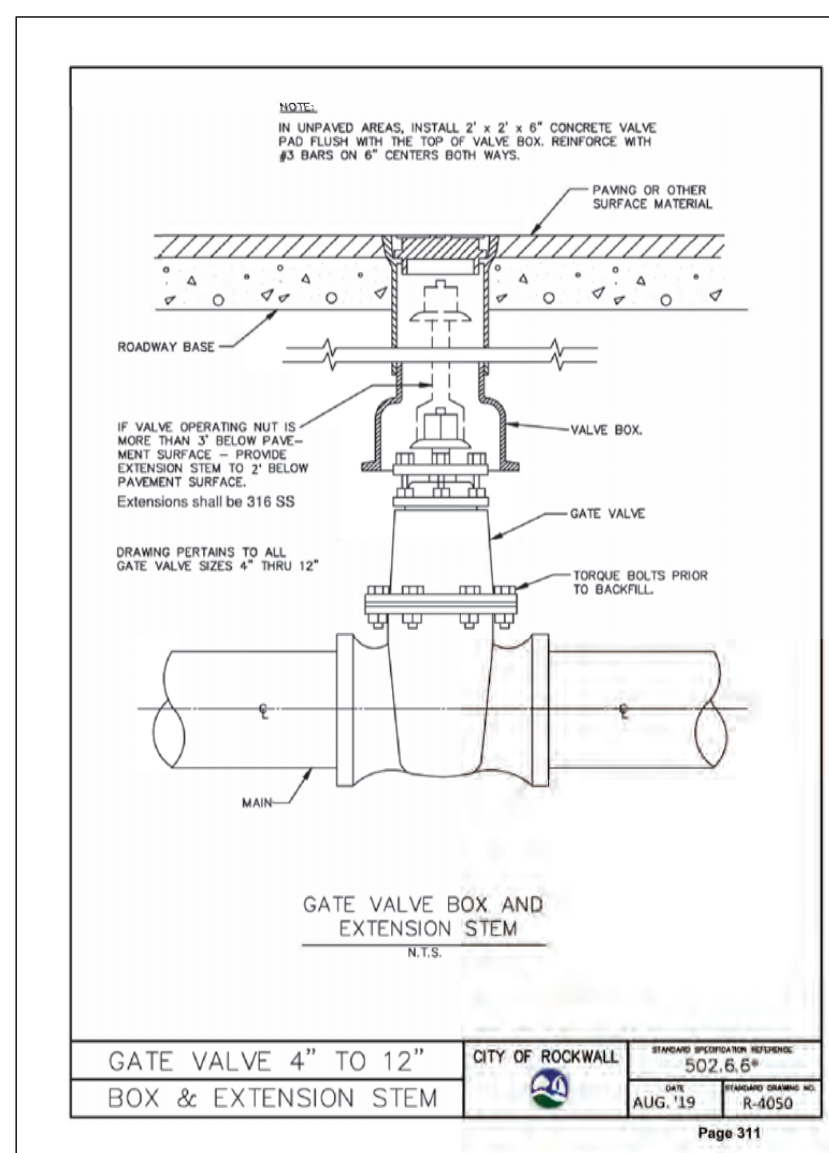
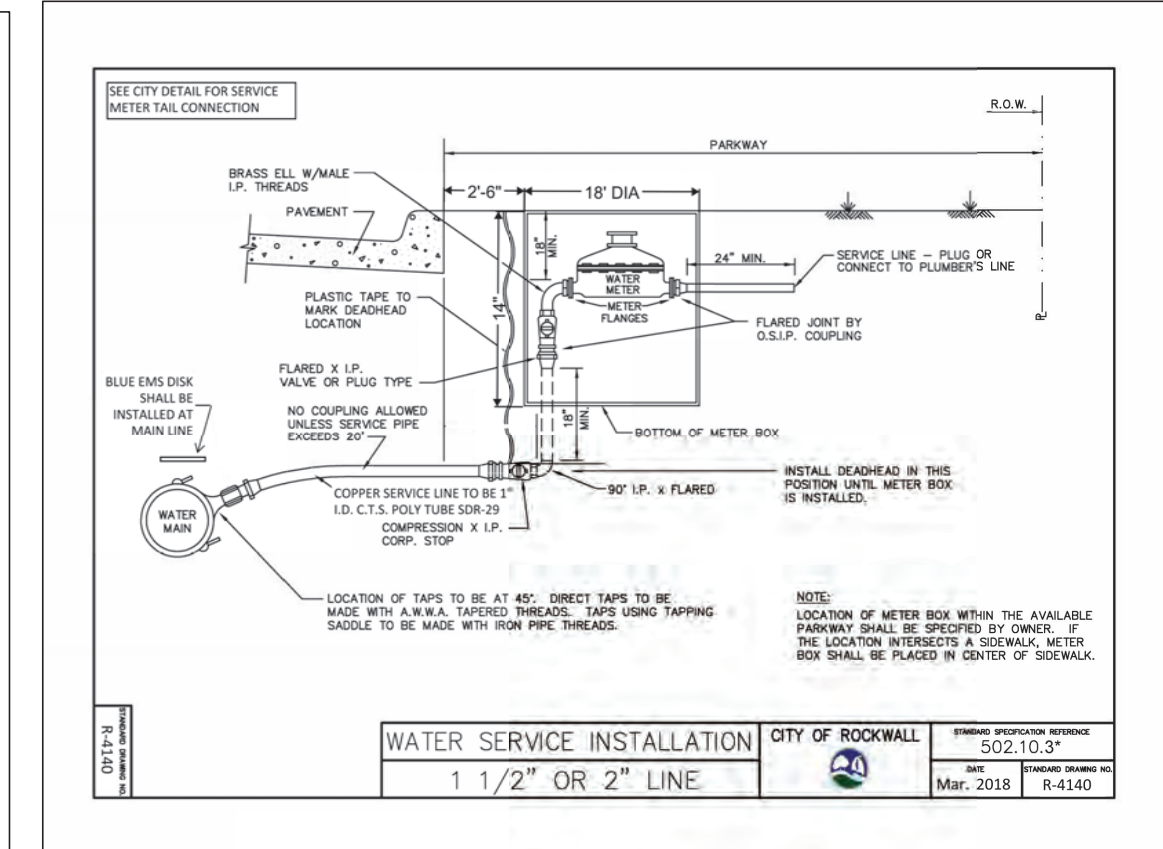
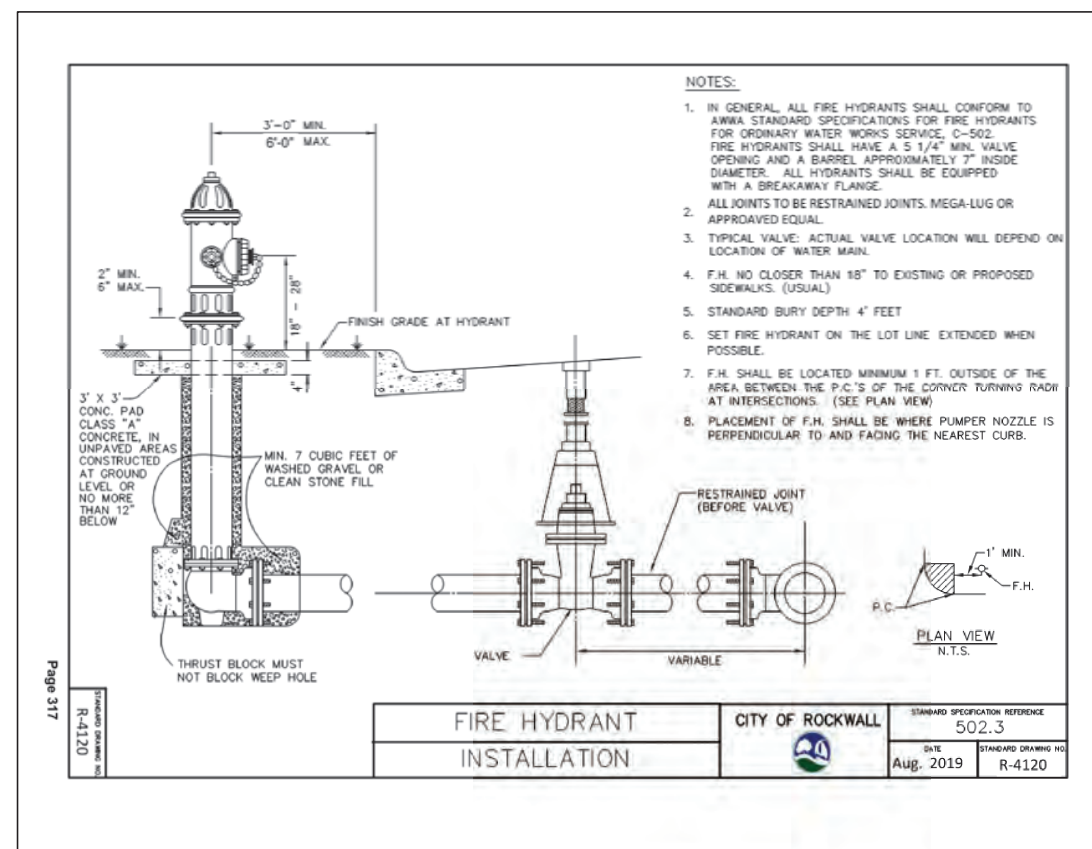
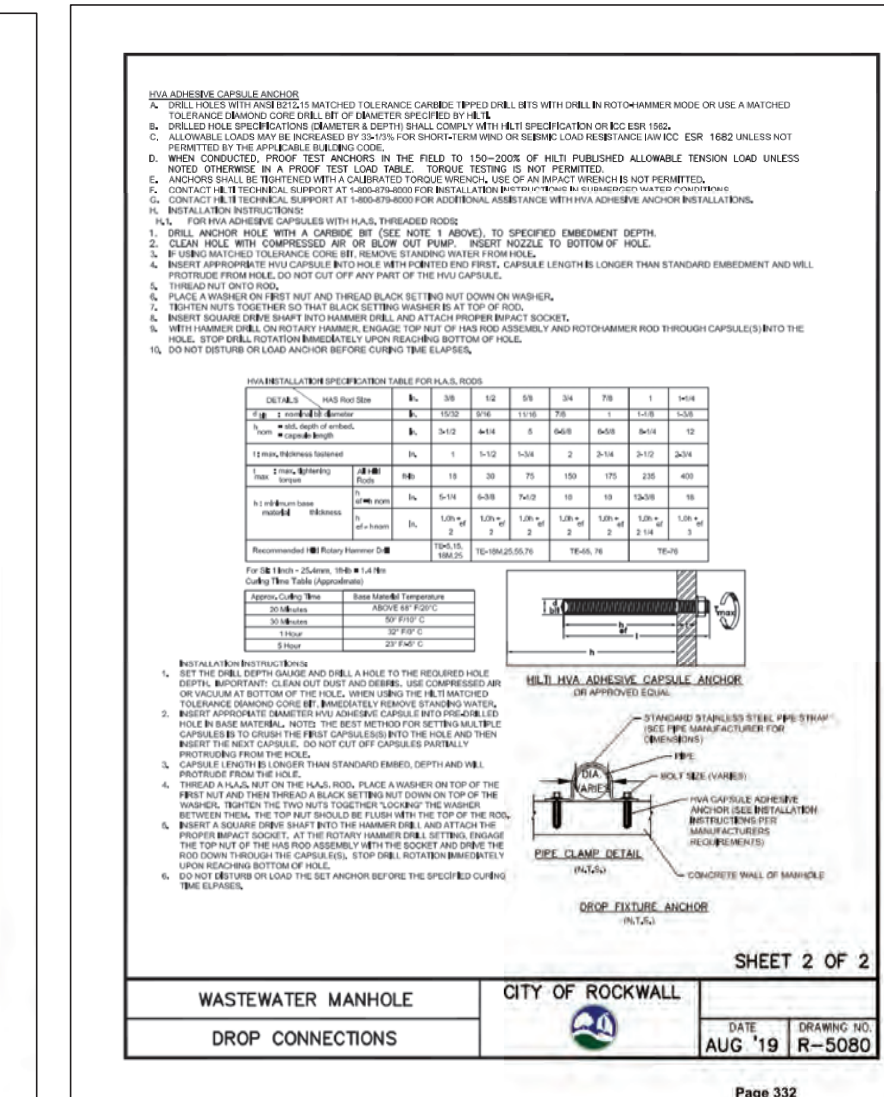
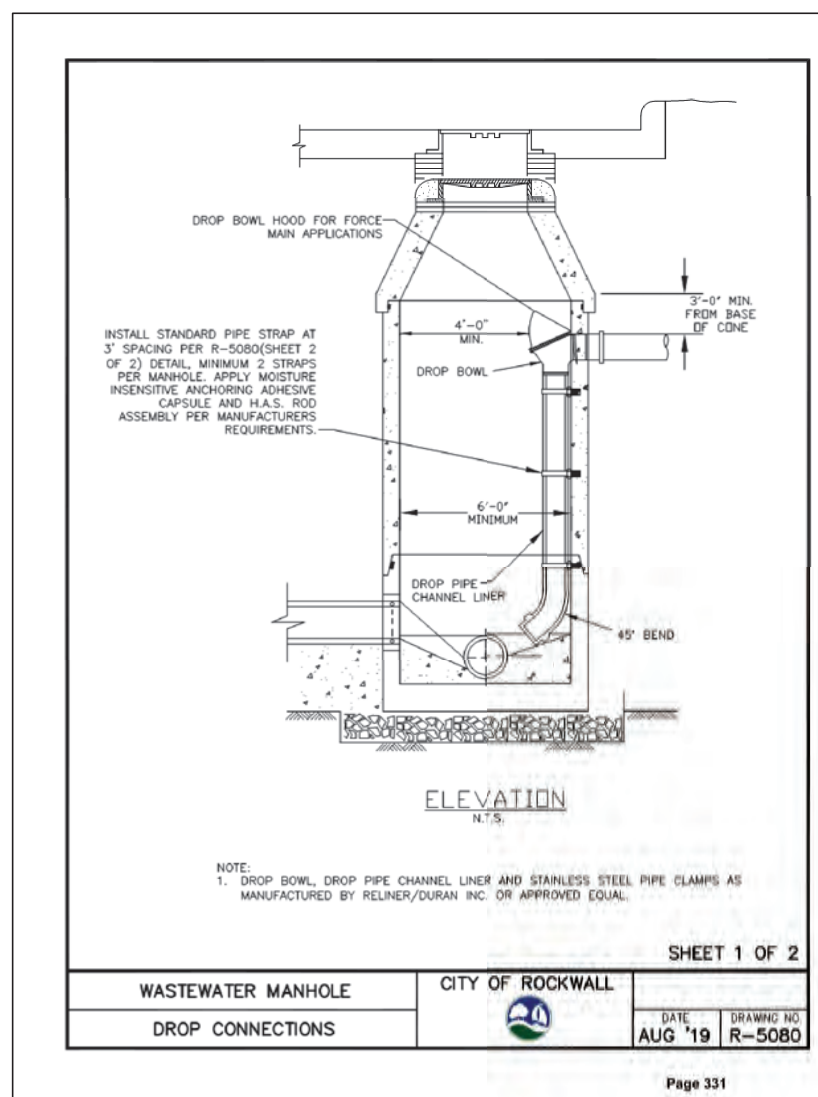
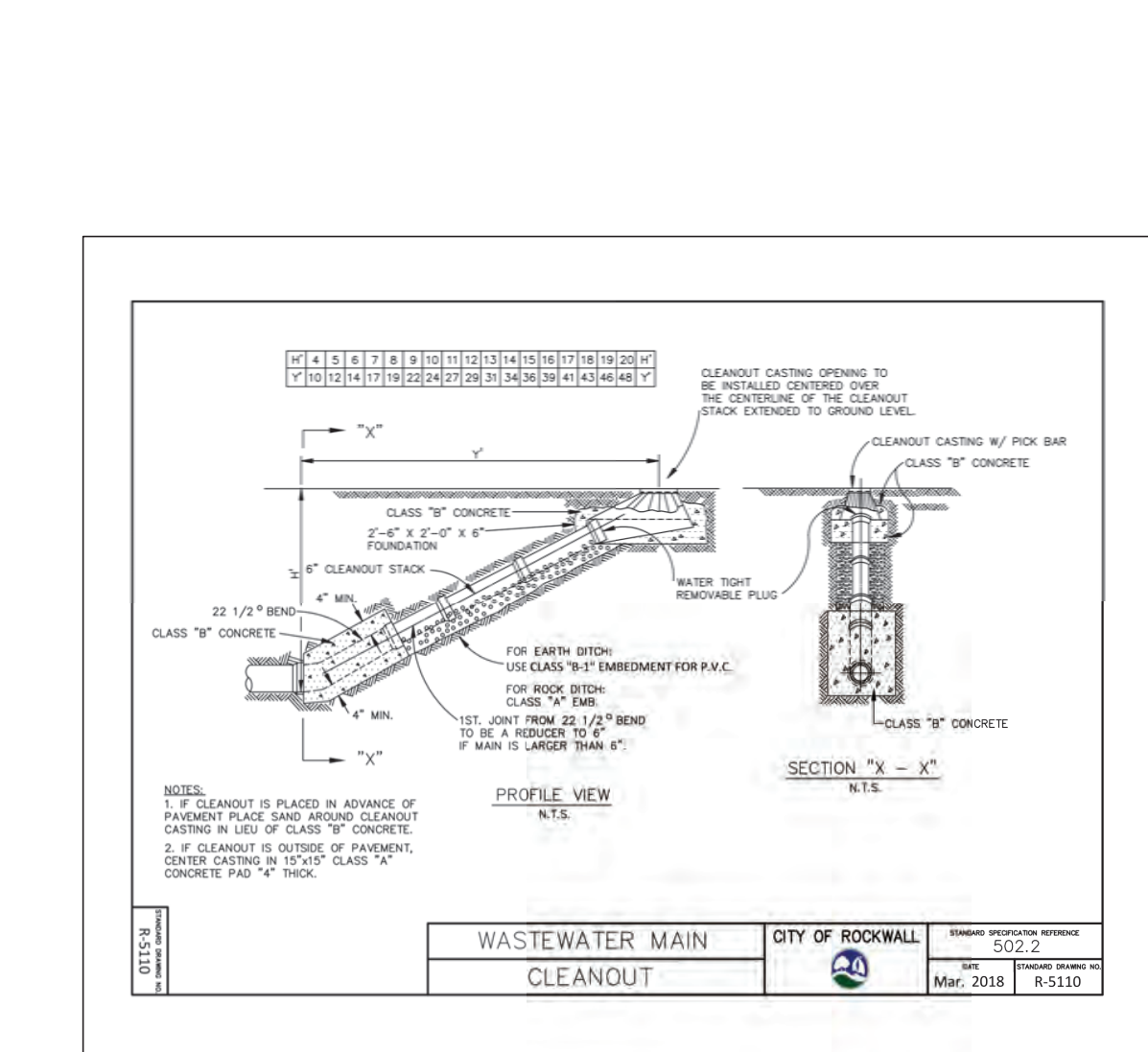
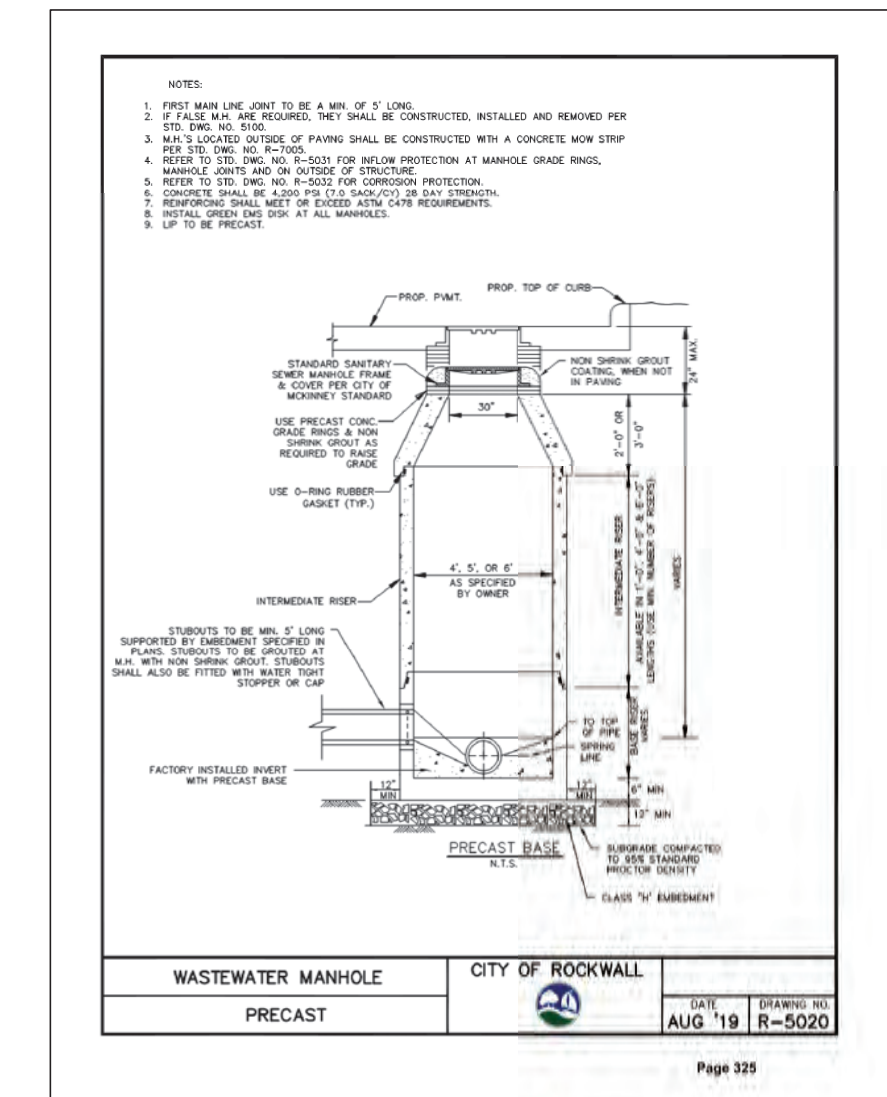
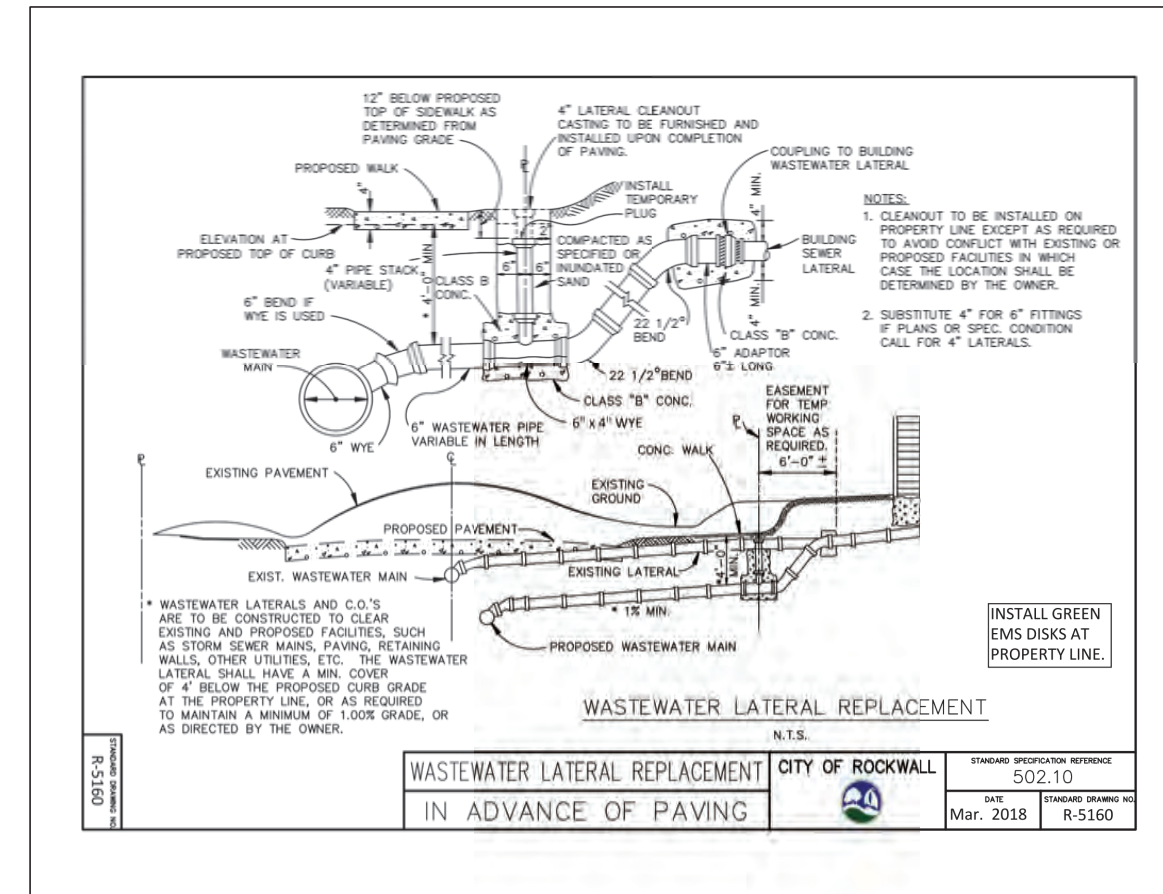
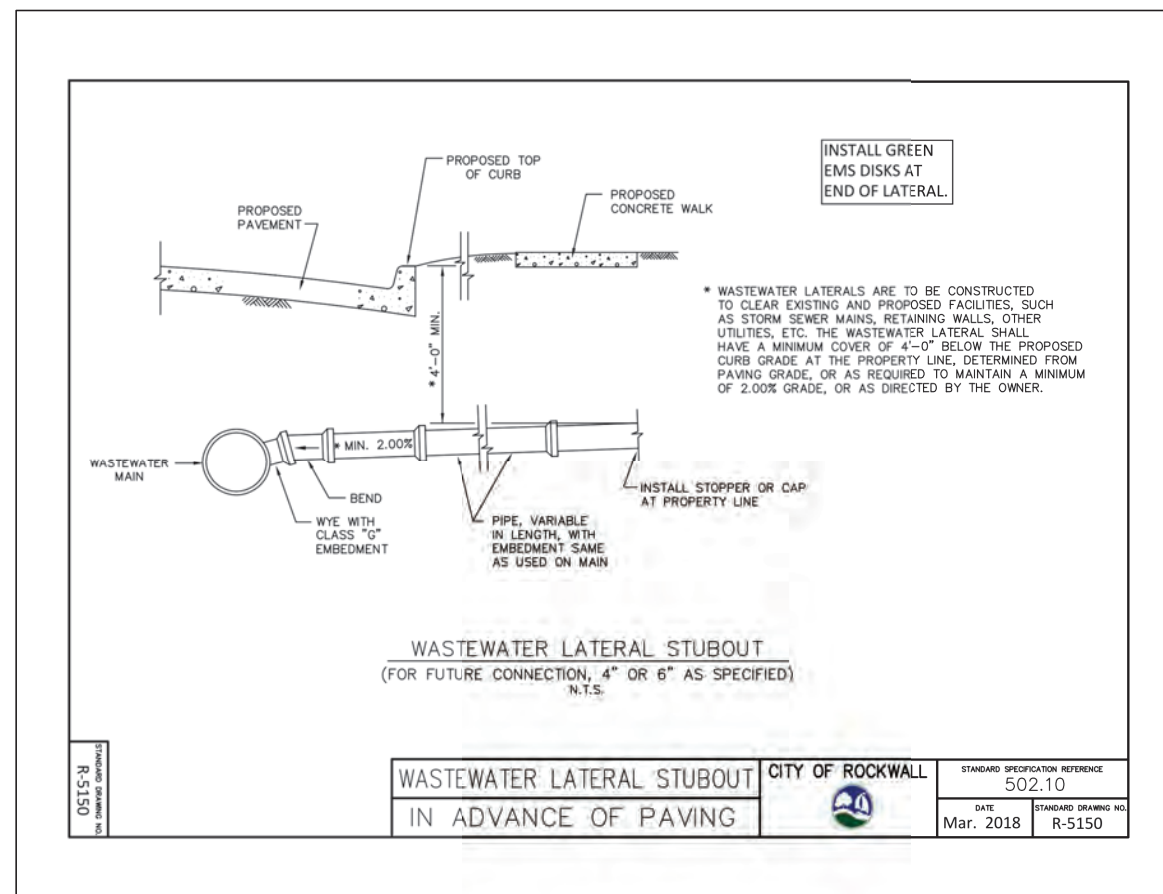
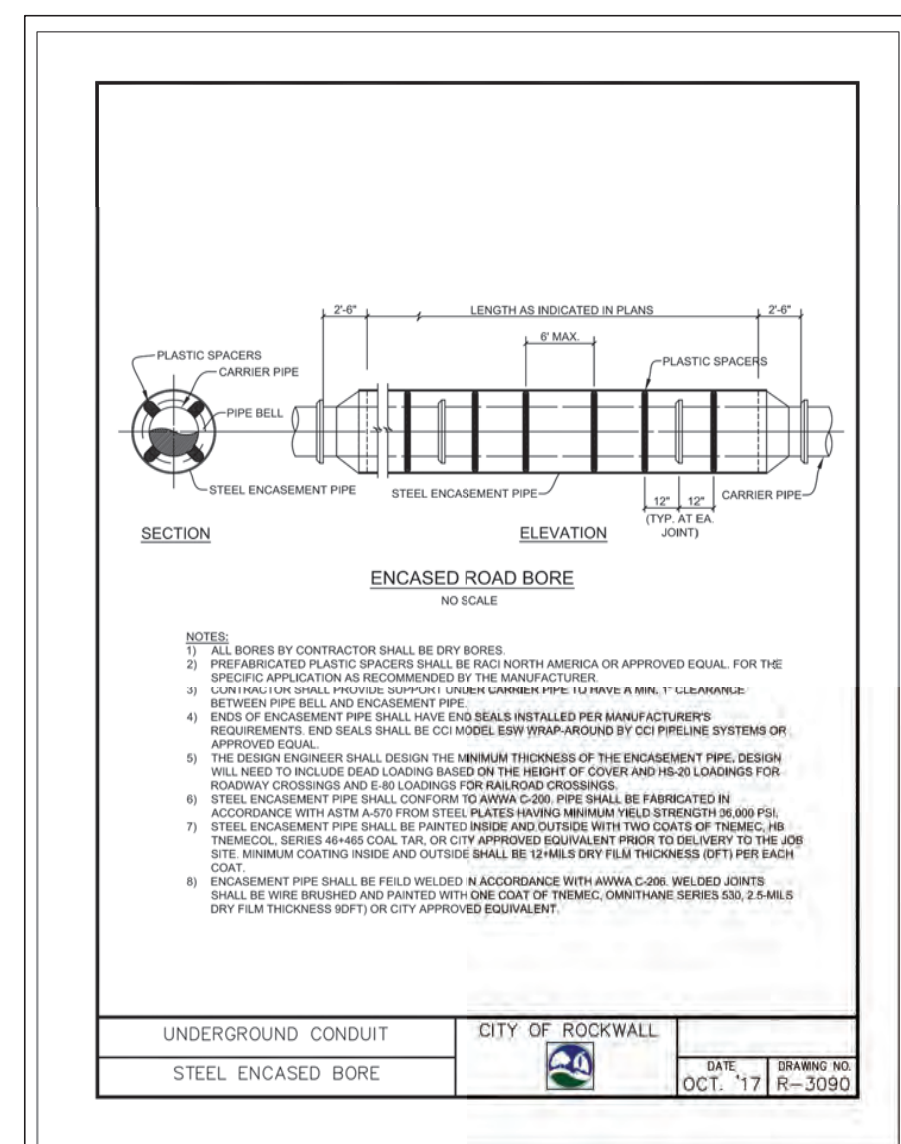
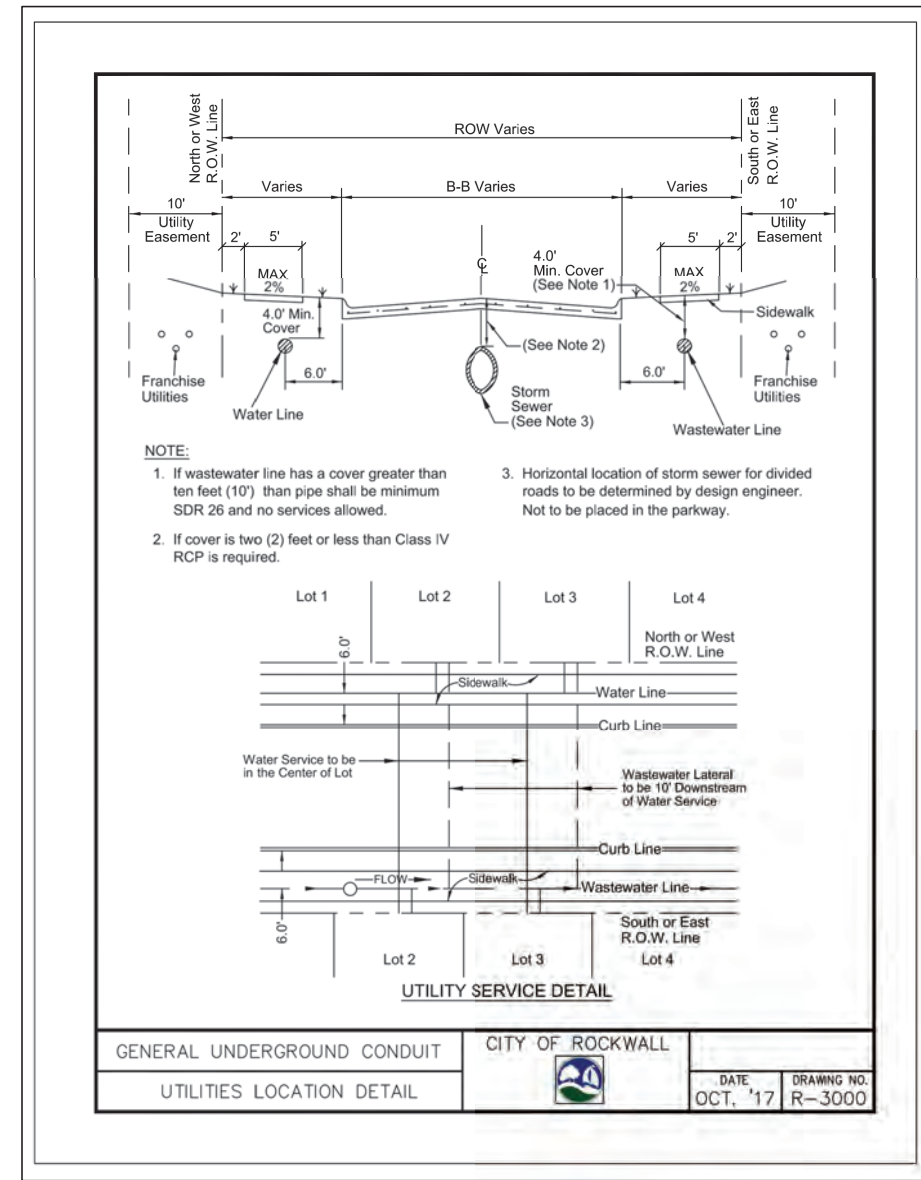
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REVISIONS

REV. NO.	DATE	DESCRIPTION

AS-BUILT

NOTE: THESE AS BUILT PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY THE CONTRACTOR AND A POST CONSTRUCTION SURVEY.



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REVISIONS		
REV. NO.	DATE	DESCRIPTION

AS-BUILT

NOTE: THESE AS BUILT PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY THE CONTRACTOR AND A POST CONSTRUCTION SURVEY.

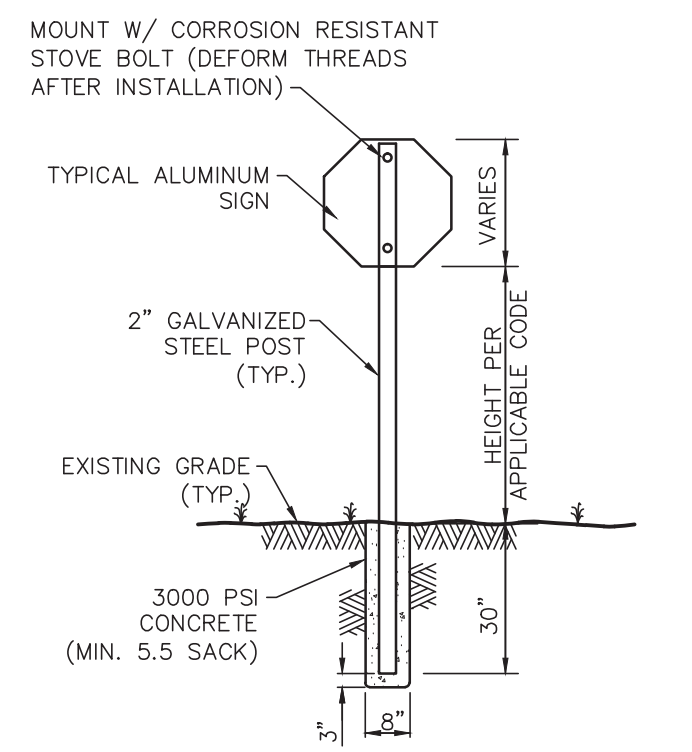
Cumulus Design
 Firm #14810
 2080 N. Highway 360, Suite 240
 Grand Prairie, Texas 75050
 Tel. 214.235.0367

CITY DETAILS

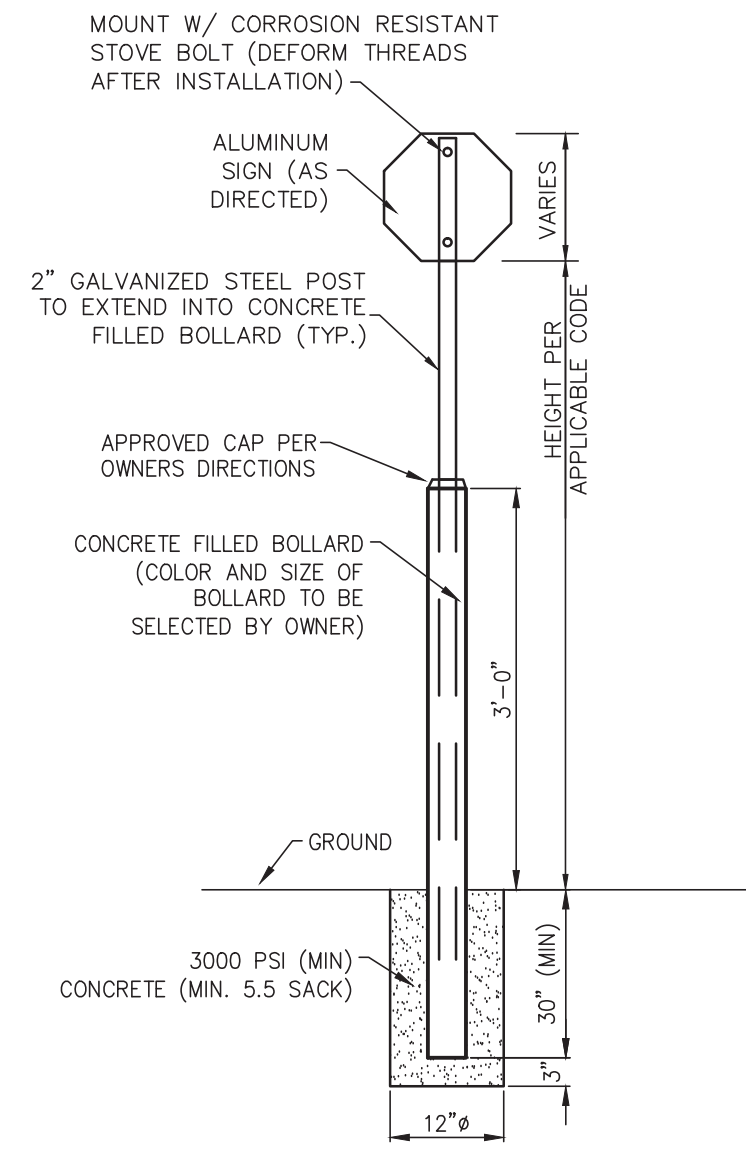
CITY STANDARD DETAILS 2
 PLATINUM OFFICE PARK II ON T.L. TOWNSEND
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PLOT DATE
 9/25/2023
 DRAWING SCALE
 N.T.S.
 PROJECT NUMBER
 CD19025
 SHEET NUMBER
 C16

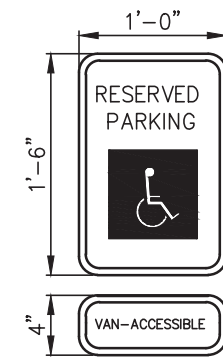
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TYPICAL SIGNAGE MOUNTING DETAIL
N.T.S.



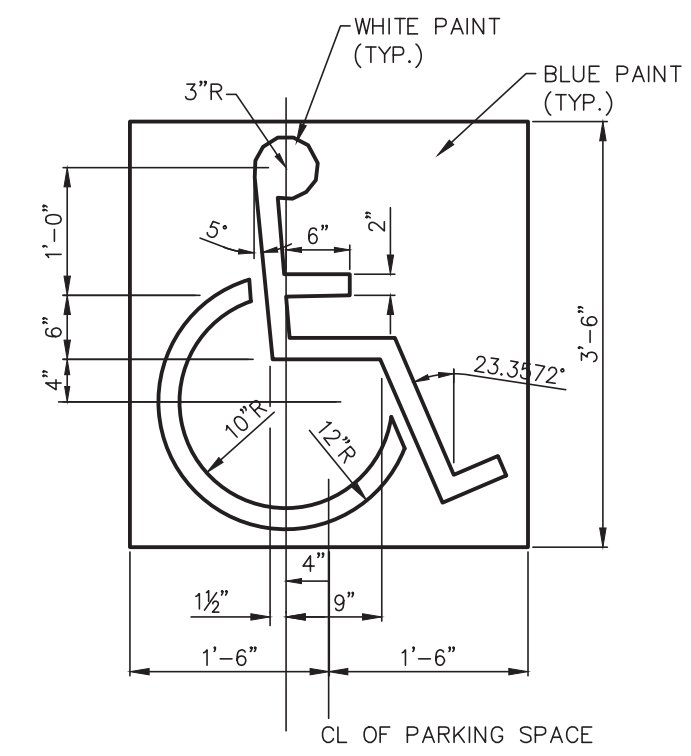
SIGNAGE MOUNTING DETAIL ADJACENT TO PARKING SPACE
N.T.S.



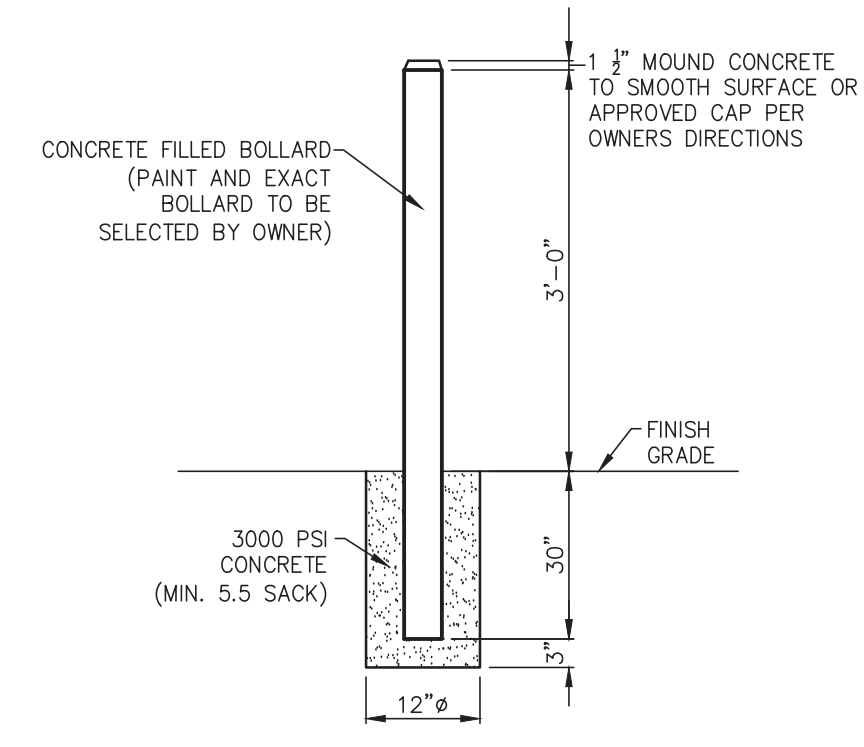
- COLORS:**
LETTERS AND BORDER- GREEN
SYMBOL ON BLUE BACKGROUND
SIGN BACKGROUND-WHITE
- NOTES:**
1. SPACING BETWEEN LETTERS, COLORS, AND PROCESSES SHALL CONFORM STANDARD HIGHWAY AND SIGN DESIGNS FOR TEXAS.
2. INSTALL WHERE INDICATED ON PLANS.
3. VAN-ACCESSIBLE SIGNAGE ON VAN SPACES ONLY.

TYPICAL SIGNAGE DETAIL
N.T.S.

NOTE:
REFERENCE ARCHITECT PLANS FOR SIGNAGE DETAILS (IF ANY) IF ARCHITECT PLANS CONTAIN SIGNAGE DETAILS, USE ARCHITECT DETAILS.



ACCESSIBILITY PARKING SYMBOL DETAIL
N.T.S.



BOLLARD DETAIL
N.T.S.

MISCELLANEOUS DETAILS

NOTE:
DETAILS ON THIS SHEET ARE PRIVATE. ALL WORK SHALL BE PER CITY (OR STATE, IF APPLICABLE) STANDARD DETAILS. THE CONTRACTOR IS REQUIRED TO HAVE ON-SITE, AT ALL TIMES, A COPY OF THE CITY'S CONSTRUCTION DETAILS.

ACCESSIBILITY DETAILS

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

REVISIONS		
REV NO.	DATE	DESCRIPTION

AS-BUILT

NOTE: THESE AS BUILT PLANS HAVE BEEN REVISED TO CONFORM WITH CONSTRUCTION RECORDS PROVIDED BY THE CONTRACTOR AND A POST CONSTRUCTION SURVEY.



DETAILS (PRIVATE)
 PLATINUM OFFICE PARK II ON T.L. TOWNSEND
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PLOT DATE	9/25/2023
DRAWING SCALE	N.T.S.
PROJECT NUMBER	CD19025
SHEET NUMBER	C17